The Study Electronic Meeting of the West Valley City Council will be held on Tuesday, May 25, 2021

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically.

The Mayor and City Council will be participating in a ribbon cutting event held both in person and virtually. The event begins at 3:30 PM and is located at Parkway Park (3405 Parkway Blvd, West Valley City, UT 84119). This event will also be streamed live on YouTube at https://www.youtube.com/user/WVCTV.

The Regular City Council Study Meeting will convene following the ribbon cutting event at approximately 4:30 PM. Members of the press and public are invited to 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 18, 2021

4. Review Agenda for Regular Meeting of May 25, 2021

   A. Regular Meeting Agenda

5. Public Hearings Scheduled For June 1, 2021

- 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 Input Regarding Re-Opening the FY 2020-2021 Budget

Action: Consider Ordinance 21-28, Amend the Budget of West Valley City for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

B. Accept Public Input Regarding Application ZT-3-2021, Filed by West Valley City, Requesting a Zone Text Change to Enact Part 17-2-1200P Regulating Lodging Facilities

Action: Consider Ordinance 21-29, Enact Part 17-2-1200P Regulating Lodging Facilities

C. Accept Public Input Regarding Application GPZ-4-2021, Filed by West Valley City, Requesting Amendments to the General Plan and Rezoning of Certain Properties in West Valley City

Action: Consider Ordinance 21-30, Amend the General Plan to Show a Change of Land use from Various Land Use Designations to Large Lot Residential, Low Density Residential, or Neighborhood Commercial for Property Located at Various Locations

Action: Consider Ordinance 21-31, Amend the Zoning Map to Show a Change of Zone for Property Located at Various Locations from Various Zones to Zone 'A' or 'C-1'

6. Consent Agenda Scheduled for June 1, 2021

A. Reso. 21-85: Authorize the City to Approve a Delay Agreement with TR West Valley, LLC to Delay Certain Improvements at 6862 West 2100 South

B. Reso 21-86: Authorize the City to Enter into a Right of Way Purchase Agreement and Accept a Warranty Deed, a Perpetual Easement, and a Temporary Construction Easement with and from the Donna Rae Hogan Family Trust for Property Located at 2717 West Bedford Road

C. Reso 21-87: Authorize the City to Enter into an Easement Purchase Agreement and Accept a Perpetual Easement and a Temporary Construction Easement with and from Stafford Properties, LLC for Property Located at 4323 South Stafford Way

7. Communications:

A. Legislative/Administrative Decisions Training Video and Discussion

B. Council Calendar

8. New Business:

A. Potential Future Agenda Items

B. Council Reports

C. Review Agendas for the Regular Redevelopment Agency, Housing Authority, and Municipal Building Authority Meetings Scheduled June 1, 2021

A. RDA Meeting

B. HA Meeting

C. BA Meeting

9. Motion for Closed Session (if necessary)

10. Adjourn

MINUTES OF COUNCIL STUDY MEETING – MAY 18, 2021
-1-

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, MAY 18, 2021 AT 4:30 P.M. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE MEETING WAS HELD ELECTRONICALLY VIA ZOOM.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1*(arrived as noted)*
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT ELECTRONICALLY:

Nicole Cottle, Acting City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Russ Willardson, Public Works Director
Nancy Day, Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director
Coby Wilson, Public Works
Dan Johnson, Public Works

APPROVAL OF MINUTES OF STUDY MEETING HELD MAY 11, 2021
The Council considered the Minutes of the Study Meeting held May 11, 2021. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Study Meeting held May 11, 2021. Councilmember Fitisemanu seconded the motion.

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

DRAFT

REVIEW AGENDAS FOR REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETINGS OF MAY 18, 2021

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agendas for the Regular City Council and Special Redevelopment Agency meetings scheduled later this night.

RESOLUTION 21-79: AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PENT-M REDWOOD ROAD, LLC FOR APPROXIMATELY 1.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3870 SOUTH REDWOOD ROAD

Steve Pastorik, CED Director, presented proposed Resolution 21-79 that would authorize the City to enter into a Development Agreement with Pent-M Redwood Road, LLC for approximately 1.5 acres of property located at approximately 3870 South Redwood Road

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

> The Utah Legislature recently passed HB 98 that, among other things, removed cities' ability to regulate most building design standards for townhomes where no development agreement exists. A portion of the Pent-M Redwood Road, LLC property at 3870 South Redwood Road is zoned RM (multiple unit dwelling residential) with a General Plan designation of mixed use which at this location includes general commercial and high density residential (12 to 20 units/acre). Townhomes are allowed in the RM zone.
>
> Given the recent adoption of HB 98, staff initiated a zone change on the Pent-M Redwood Road, LLC property as it would be able to be developed as townhomes without design standards once HB 98 becomes effective. After discussing the issue with the property owner, he is willing to enter into a development agreement to follow the City's design standards. As such, City staff is dropping the Pent-M Redwood Road, LLC property from the zone change application.

The City Council will consider Resolution 21-79 at the Regular Council Meeting scheduled May 25, 2021 at 6:30 P.M.

Councilmember Huynh arrived at 4:35 PM.

RESOLUTION 21-80: A RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY DECLARING ITS INTENTION TO REIMBURSE ITSELF FOR

EXPENDITURES INCURRED IN CONNECTION WITH ROAD IMPROVEMENTS WITH PROCEEDS OF BONDS THAT IT INTENDS TO ISSUE; AND RELATED MATTERS

Jim Welch, Finance Director, and Russ Willardson, Public Works Director, presented proposed Resolution 21-80 that is a resolution of the City Council of West Valley City declaring its intention to reimburse itself for expenditures incurred in connection with road improvements with proceeds of bonds that it intends to issue; and related matters.

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

> The City plans to issue Bonds for transportation projects within the city. A portion of the proceeds of the bonds will be used to reimburse itself for expenditures incurred by the City relating to the projects and incurred prior to the date of issuance of the bonds.
>
> West Valley City has determined that it is in the best interest to issue bonds in the approximate amount of $18,000,000 for the purpose of financing road improvements and all related expenses and to use portion of the proceeds of the bonds to reimburse itself for expenditures already incurred. The bonds are intended to be repaid from funds received from the First Class County Highway Road Fund which will distribute funds annually to the City.

Mayor Bigelow asked if the road projects are spread over a period of time or if they will occur in the next year. Jim replied that the funds will be available for a short period of time. Russ agreed and noted that some projects are ready to go and will occur this summer. He stated that some will begin in the fall and extend into 2022. Russ added that a finalized list of other projects that will occur in the next three years will be provided when the parameters resolution comes before the Council. Councilmember Lang asked when the bond will be issued. Jim replied that the process has taken longer due to COVID but he believes the bonds will be issued in August if everything goes well. Mayor Bigelow indicated that he has seen this done different ways throughout the years and doesn't like the process at the State level.

The City Council will consider Resolution 21-80 at the Regular Council Meeting scheduled May 25, 2021 at 6:30 P.M.

RESOLUTION 21-81: AWARD A CONTRACT TO MC GREEN AND SONS, INC. FOR THE CONSTRUCTION OF THE BEAGLEY ROAD AND 5900 WEST ROADWAY EXTENSION PROJECT

Coby Wilson, Public Works, presented proposed Resolution 21-81 that would award a Contract to MC Green and Sons, Inc. for the construction of the Beagley Road and 5900 West

Roadway Extension Project.

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

> Bids were opened for the project on May 11, 2021. A total of six (6) bids were received. Lowest responsible bid was received by MC Green & Sons, Inc, in the amount of $2,963,461.37.
>
> The City is constructing the next phase of 2540 South which will provide an east-west connection from 7200 West to 5600 West per the Major Street Plan. This phase includes the extension of Beagley Road (2540 South) from approximately 6100 West to 5900 West and the construction of 5900 West from 2540 South to 2400 South. The project includes concrete pavement, streetlights, storm drain and Magna Water District utility lines (culinary, secondary and sewer lines). The City will be reimbursed per an executed development agreement for the installation of the Magna Water District utilities.
>
> MC Green is a qualified contractor, capable of performing the work.
>
> The road is being funded through State and County transportation funds. It is anticipated that the road construction will be completed in the spring of 2022.

Councilmember Lang asked if this company had any change orders on the last project they provided for the City. Coby replied that there were none. Mayor Bigelow asked if this phase will connect to Parkway Blvd. Coby replied no. Mayor Bigelow asked if that portion of the road will go directly next to the Mountain View Corridor. Coby replied that the road will align and share an intersection with the Mountain View Corridor along the southbound exit ramp.

The City Council will consider Resolution 21-81 at the Regular Council Meeting scheduled May 25, 2021 at 6:30 P.M.

RESOLUTION 21-82: APPROVE A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR FUNDING FOR A PEDESTRIAN SAFETY PROJECT

Dan Johnson, Public Works, presented proposed Resolution 21-82 that would approve a Cooperative Agreement between the City and the Utah Department of Transportation for funding for a Pedestrian Safety Project.

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

The West Valley City Public Works Department applied for and received Utah State Safe Sidewalk funds to construct a new sidewalk on the north side of 3500 South; between 5174 West and 5200 West. The Safe Sidewalks Program provides a legislative funding source for construction of new sidewalks adjacent to state routes where sidewalks do not currently exist and where major construction or reconstruction of the route, at that location, is not planned for ten or more years.

State funds allocated to the project will total $99,500, with a local match of $66,000 for a total cost of $165,500.

The project will close a gap of existing sidewalk on 3500 South at the signalized intersection of 5200 West.

Councilmember Lang asked if the pedestrian walkway will connect further west. Dan replied not at this time. Councilmember Nordfelt stated that there is a good sidewalk on the south side of 3500 South and he hopes that the City will continue to prioritize the continuance of the north sidewalk to the west. He expressed concern about the safety of the sidewalk in the area.

The City Council will consider Resolution 21-82 at the Regular Council Meeting scheduled May 25, 2021 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR MAY 25, 2021

A. **RESOLUTION 21-83: AUTHORIZE THE CITY TO APPROVE A DELAY AGREEMENT WITH KELEZ COTTONWOOD HEIGHTS, LLC TO DELAY CERTAIN IMPROVEMENTS AT 6644 WEST 2100 SOUTH**

Mayor Bigelow discussed proposed Resolution 21-83 that would authorize the City to approve a Delay Agreement with Kelez Cottonwood Heights, LLC to delay certain improvements at 6644 West 2100 South.

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

> Kelez Cottonwood Heights, LLC has requested to delay the installation of off-site improvements on the SR-201 North Frontage Road at 6644 W 2100 S as required by ordinance for their proposed site improvements. Off-site improvements include the installation of curb, gutter, and sidewalk, asphalt pavement widening and streetlights.

Presently, there are no adjoining roadway improvements along this property. Postponing the construction of the required improvements would allow time for additional development to provide similar adjoining improvements and would eliminate the creation of drainage problems.

B. **RESOLUTION 21-84: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM MEGAN KIRTH FOR PROPERTY LOCATED AT 4317 SOUTH STAFFORD**

Mayor Bigelow discussed proposed Resolution 21-84 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Megan Kirth for property located at 4317 South Stafford.

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

> This portion of the Megan Kirth parcel located at 4317 S. Stafford Way is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Megan Kirth includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of $4,000.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will consider Resolutions 21-83 and 21-84 at the Regular Council Meeting scheduled May 25, 2021, at 6:30 P.M.

COMMUNICATIONS

A. ELECTRIC VEHICLE CHARGING STATIONS- FURTHER DISCUSSION

Steve Pastorik briefly referenced a PowerPoint presentation provided to the Mayor and City Council in April. He noted that the Council had asked for additional information at that time. Steve indicated that he found 4 different cities that have ordinances addressing electric vehicle parking. He stated that Salt Lake City

requires 1 electric vehicle parking space for every 25 in a multifamily development. He noted that they are currently considering a modification to the Code to require 20% electric vehicle station ready (with conduit) in other projects. Steve stated that Atlanta, Georgia requires apartments to have at least 1 conduit provided stall per every 5 parking spaces in multifamily developments. He added that conduit is also required in every single family/townhome unit. Steve indicated that Paolo Alto, California requires conduit per every single family home and an outlet for every unit in a multi-family development. Steve stated that Madison, Wisconsin requires 10% of all parking being electric vehicle ready with at least 2% of stalls having a charging station. He noted that every 5 years the ordinance automatically ramps up requirements in anticipation of demand. Steve stated that the City cannot legally require conduit or specific wiring in single family or townhome projects because of building code. However, he stated that it could be required as part of a Development Agreement during a rezone. Steve stated that the City can also require electric vehicle conduit, wiring, or stalls for surface parking, apartments, parking structures, etc.

Councilmember Buhler asked if wiring or electric charging stations are currently required in the RS zone. Steve replied yes and noted that this is done through a Development Agreement. Councilmember Buhler suggested asking developers to include 240-volt wiring for new single family or townhome developments. Councilmember Huynh agreed but added that he feels higher density projects should require electric vehicle charging. Mayor Bigelow asked if Salt Lake City is the only city in Utah that has something in ordinance. Steve said he didn't see any others in the State when he was researching the Council's questions.

The Mayor and Council had no further questions or concerns.

B. COUNCIL CALENDAR

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

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

NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Councilmember Lang stated that a park-strip at 7070 West needs water turned on because the lawn in being burned up. She stated that she has received complaints about stub streets south of Centennial Park having weeds and tall grass. She indicated that she would like to see these cleaned up somehow. Mayor Bigelow agreed and stated that the City should adjust these or vacate them. Councilmember

Lang stated that she feels people would still like access to the park at these locations. Councilmember Christensen stated that he would not like to see them turned into small parking lot options either.

B. COUNCIL REPORTS

COUNCILMEMBER CHRISTENSEN- WESTERN GROWTH

Councilmember Christensen stated that the Western Growth Coalition received an update from the Salt Lake County Parks and Recreation Department. He noted that there will be many park projects coming up this summer and some that may affect West Valley City include upgrades to Oquirrh Park in Kearns and a new regional park in Magna. He added that there will be a Jordan River recreation zone near the Cultural Center that will be completed in the next year. Councilmember Christensen stated that the Lodestone Park in West Valley City is very popular and well used. He noted that the County is looking at hiring a full-time park worker for each park for maintenance. Councilmember Christensen stated that Western Growth also talked about the upcoming Special Legislative Session in regards to money that will be received from the Federal Government. He encouraged Mayor Bigelow to write a letter with suggestions on how this money can benefit the communities.

COUNCILMEMBER FITISEMANU- CANAL TRAIL CLEAN UP

Councilmember Fitisemanu stated that there was a neighborhood organized canal trail clean up that occurred over the weekend. He thanked Craig Thomas and Neighborhood Services for all the hard work they did in assisting the community and providing tools and refreshments. Councilmember Fitisemanu stated that the City also steps up and helps with graffiti management in these areas even though it is not under the City jurisdiction. Councilmember Fitisemanu suggested a communication item on how the City helps with these types of events and what resources are available to the community in mitigating graffiti and trespassing.

MOTION TO ADJOURN

Upon motion by Councilmember Fitisemanu all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING ON TUESDAY MAY 18, 2021 WAS ADJOURNED AT 5:13 PM BY MAYOR BIGELOW.

DRAFT

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 18, 2021.

_____
Nichole Camac, CMC
City Recorder

DRAFT

The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, May 25, 2021, at 6:30 PM.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at https://www.youtube.com/user/WVCTV. To participate in the public comment period or scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on May 25, 2021.

A G E N D A

1. Call to Order

2. Roll Call

3. Inside the City Video Series

4. Special Recognitions

5. Approval of Minutes:

   A. May 18, 2021

6. Comment Period:

   (The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five 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 during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. Resolutions:

A. 21-79: Authorize the City to Enter into a Development Agreement with Pent-M Redwood Road, LLC for Approximately 1.5 Acres of Property Located at Approximately 3870 South Redwood Road

B. 21-80: A Resolution of the City Council of West Valley City Declaring its Intention to Reimburse Itself for Expenditures Incurred in Connection with Road Improvements with Proceeds of Bonds that It Intends to Issue; and Related Matters

C. 21-81: Award a Contract to MC Green and Sons, Inc. for the Construction of the Beagley Road and 5900 West Roadway Extension Project

D. 21-82: Approve a Cooperative Agreement Between the City and the Utah Department of Transportation for Funding for a Pedestrian Safety Project

8. Consent Agenda:

A. Reso. 21-83: Authorize the City to Approve a Delay Agreement with Kelez Cottonwood Heights, LLC to Delay Certain Improvements at 6644 West 2100 South

B. Reso 21-84: Authorize the City to Enter into an Easement Purchase Agreement and Accept a Perpetual and a Temporary Construction Easement with and from Megan Kirth for Property Located at 4317 South Stafford

9. Motion for Closed Session (if necessary)

10. Adjourn

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

ISSUE:

Approve an ordinance to re-open the fiscal year 2020-2021 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the 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, 2021 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 1, 2021 at 6:30 p.m.

RECOMMENDATION:

City staff recommends approval of the Ordinance amending the budget of West Valley City Corporation for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/19/2021

Date Adopted: _____

Effective Date: _____

AN ORDINANCE AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 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, 2020 and ending June 30, 2021, 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 1, 2021, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 1, 2021 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, 2020 and ending June 30, 2021, 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 _____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
PROPERTY TAX:						
Current Year	29,764,847	29,764,847	29,764,847	29,764,847	29,764,847	
Prior Year	400,000	400,000	400,000	400,000	400,000	
Street Lights	441,375	441,375	441,375	441,375	441,375	
Fitness Center	0	0	0	0	0	
Vehicle Tax	1,893,048	1,893,048	1,893,048	1,893,048	1,893,048	
Total Property Tax	**32,499,270**	**32,499,270**	**32,499,270**	**32,499,270**	**32,499,270**	
SALES TAX:						
General Sales Tax	23,866,531	23,866,531	23,866,531	23,866,531	23,866,531	
Transportation Sales Tax	2,500,000	2,500,000	2,500,000	2,500,000	2,600,000	3
Total Sales Tax	**26,366,531**	**26,366,531**	**26,366,531**	**26,366,531**	**26,466,531**	
UTILITY TAX:						
Cable TV/Bch Adv	752,014	752,014	752,014	752,014	752,014	
Telecommunications	731,809	731,809	731,809	731,809	731,809	
Electricity	5,506,570	5,506,570	5,506,570	5,506,570	5,506,570	
Gas	2,496,659	2,496,659	2,496,659	2,496,659	2,496,659	
Total Utility Tax	**9,487,052**	**9,487,052**	**9,487,052**	**9,487,052**	**9,487,052**	
LICENSES AND PERMITS:						
Business & Econ. Services	1,755,000	1,755,000	1,755,000	1,755,000	1,755,000	
Animal Licenses	94,000	94,000	94,000	94,000	94,000	
Building Permits	2,500,000	2,500,000	2,500,000	2,503,600	2,503,600	
Subdivision Fees	143,000	143,000	143,000	143,000	143,000	
Total Licenses & Permits	**4,492,000**	**4,492,000**	**4,492,000**	**4,495,600**	**4,495,600**	
MISCELLANEOUS:						
Taylorsville DS Reimb.	137,000	137,000	137,000	137,000	137,000	
Taylorsville Contract Services	320,000	320,000	320,000	320,000	320,000	
Animal Shelter Vaccinations	33,000	33,000	33,000	33,000	33,000	
Animal Shelter Misc. Fees	38,000	38,000	38,000	38,000	38,000	
Animal Shelter Donations	20,000	20,000	20,000	20,000	20,000	
Animal Sterilization	44,000	44,000	44,000	44,000	44,000	
Amphitheater	390,000	390,000	390,000	390,000	390,000	
Court Maintenance	0	0	0	0	0	
District Court Fines	40,000	40,000	40,000	40,000	40,000	
Donations/Contributions	0	30,000	36,723	36,723	36,723	
Engineer Consultant Fees CED	30,000	30,000	30,000	30,000	30,000	
Excavation Perm-Prop Bond	100,000	100,000	100,000	150,000	170,000	11
Fingerprinting/Work Orders	0	0	0	0	0	
Fire Prevention/Haz Mat	200,000	200,000	200,000	200,000	200,000	
Harman Home Maint., etc.	40,000	40,000	40,000	40,000	40,000	
Harman Home SL CO.	18,085	18,085	18,085	18,085	18,085	
Indigent Defense	22,000	22,000	22,000	22,000	22,000	
Maverik Center Equip. Lease	0	0	0	0	0	
Miscellaneous	5,000	71,000	98,206	128,891	176,175	2
Park Reservations/Activities	8,000	8,000	8,000	8,000	8,000	
Parking Ticket Fines	379,000	379,000	379,000	379,000	379,000	
Police Reimbursement	90,000	90,000	90,000	90,000	785,695	8
Police Reports	100,000	100,000	100,000	100,000	100,000	
Professional Shop Services	120,000	120,000	165,000	165,000	165,000	
Rental Properties	0	0	0	0	0	
Rent-Housing Authority	42,000	42,000	42,000	42,000	42,000	
Rent-Redevelop Agency	25,000	25,000	25,000	25,000	25,000	
Tower Lease	78,176	78,176	78,176	78,176	78,176	
UIA	320,602	320,602	320,602	320,602	320,602	
Total Miscellaneous	**2,599,863**	**2,695,863**	**2,774,791**	**2,855,476**	**3,618,456**	

WEST VALLEY CITY GENERAL FUND - FUND 10
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
JUSTICE COURT:						
Small Claims Fees	165,000	165,000	165,000	165,000	165,000	
Traffic Fines	2,966,350	2,966,350	2,966,350	2,966,350	2,966,350	
Sub-Total Courts	3,131,350	3,131,350	3,131,350	3,131,350	3,131,350	
Civil Fines and Penalties						
ACE Program	100,000	100,000	100,000	100,000	100,000	
Bail Fines & Forfeitures	2,000	2,000	2,000	2,000	2,000	
Civil Penalties	200,000	200,000	200,000	200,000	200,000	
Sub-Total Civil	302,000	302,000	302,000	302,000	302,000	
Total Justice Court	**3,433,350**	**3,433,350**	**3,433,350**	**3,433,350**	**3,433,350**	
INTEREST:						
Investment Interest	600,000	600,000	600,000	600,000	600,000	
RDA Interest	0	0	0	0	0	
Total Interest	**600,000**	**600,000**	**600,000**	**600,000**	**600,000**	
OTHER:						
Appropriation from Fund Balance	4,000,000	5,428,177	6,158,134	9,813,689	10,168,689	7,10
Delayed Expenditures	1,689,764	1,689,764	1,689,764	1,689,764	1,689,764	
Reserved Funds	250,000	250,000	357,000	357,000	357,000	
Sale of Land/Assets	0	0	0	0	21,149	14
Total Other	**5,939,764**	**7,367,941**	**8,204,898**	**11,860,453**	**12,236,602**	
Subtotal	**85,417,830**	**86,942,007**	**87,857,892**	**91,597,732**	**92,836,861**	
RESTRICTED FUNDS:						
Forfeited Assets	0	0	0	0	0	
Bond Proceeds	0	0	0	114,535	114,535	
Bond Interest	0	0	0	0	0	
Total Restricted Funds	**0**	**0**	**0**	**114,535**	**114,535**	
Grand Total	**85,417,830**	**86,942,007**	**87,857,892**	**91,712,267**	**92,951,396**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
LEGISLATIVE:						
City Council	657,578	657,578	657,578	657,578	657,578	
Elections	231,800	201,800	201,800	201,800	154,153	1,15
Total Legislative	**889,378**	**859,378**	**859,378**	**859,378**	**811,731**	
ADMINISTRATIVE:						
City Manager	995,989	995,989	995,989	995,989	995,989	
Justice Court	2,021,886	2,021,886	2,021,886	2,021,886	2,021,886	
Information Technology	2,128,148	2,128,148	2,128,148	2,128,148	2,128,148	
Central Services	2,718,706	2,875,002	2,875,002	2,875,002	2,896,151	14
Communications	121,629	121,629	121,629	121,629	121,629	
Human Resources	1,100,601	1,100,601	1,100,601	1,100,601	1,100,601	
Community & Media Relations	809,770	809,770	809,770	809,770	809,770	
Recorder	554,636	554,636	554,636	554,636	554,636	
Total Administrative	**10,451,365**	**10,607,661**	**10,607,661**	**10,607,661**	**10,628,810**	
NON-DEPARTMENTAL						
UTOPIA	4,251,199	4,251,199	4,251,199	4,251,199	4,251,199	
Capital Projects/Fleet Xfer to CIP	0	0	0	0	0	
Rental Home Expense	0	0	0	0	0	
Council Contingency Misc	0	0	0	0	0	
Retirement Incentives	0	0	0	0	0	
Wage Under Runs	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	
Storm Water (Prof.Service)	(410,744)	(410,744)	(410,744)	(410,744)	(410,744)	
Sanitation (Prof.Service)	(532,531)	(532,531)	(532,531)	(532,531)	(532,531)	
Ambulance (Prof.Service)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	
Transfers In	0	0	(123,081)	(123,081)	(123,081)	
Benefits Accrual	1,020,000	1,020,000	1,020,000	1,020,000	1,020,000	
Fitness Center / PT	1,317,963	1,317,963	1,317,963	1,317,963	1,317,963	
Harman Hall	69,188	69,188	69,188	69,188	69,188	
Maverik Center (Arena Fund)	712,653	982,653	982,653	982,653	982,653	
Cultural Center	1,287,667	1,287,667	1,287,667	1,287,667	1,287,667	
Transportation Sales Tax to CIP	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	
Stonebridge Golf Course	393,198	393,198	393,198	393,198	393,198	
Transfer Out	0	174,200	871,335	4,142,104	4,332,751	1,3,10,11
Sold Services	0	0	(4,029,486)	(4,029,486)	(4,029,486)	
Special Projects	0	1,000,000	1,000,000	1,488,786	1,788,786	7
Utilities	617,320	586,065	586,065	586,065	586,065	
Total Non-Departmental	**10,225,913**	**11,638,858**	**8,183,426**	**11,942,981**	**12,433,628**	
DEBT SERVICE:						
Animal Shelter/CPD Facility	738,875	738,875	738,875	738,875	738,875	
Public Safety/Stonebridge	664,160	664,160	664,160	664,160	664,160	
Fitness Center Refinance	0	0	0	0	0	
Cultural Arts	0	0	0	0	0	
Bond Fees	25,000	25,000	25,000	25,000	25,000	
Fire Truck Lease, SunTrust #2	69,218	69,218	69,218	69,218	69,218	
Transfer Out to Stonebridge	0	0	0	0	0	
Vehicle Lease S'12 to CIP	0	0	0	0	0	
Vehicle Lease S'13 to CIP	0	0	0	0	0	
Fire Truck Refurbish to CIP	0	0	0	0	0	
Fire Truck Lease 2014 to CIP	0	0	0	0	0	
Fire Truck & Trailer to CIP	70,342	70,342	70,342	70,342	70,342	
Fire Station #75/ PW to BA	0	0	0	0	0	
Fire Station Old #72 to BA	0	0	0	0	0	
Fire Sta 71, 72 & 76 to BA	520,300	520,300	520,300	520,300	520,300	
MBA S 2017 to BA	323,524	323,524	323,524	323,524	323,524	
MBA S 2019 to BA	68,000	68,000	68,000	68,000	68,000	
Subtotal	**2,479,419**	**2,479,419**	**2,479,419**	**2,479,419**	**2,479,419**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
DEBT SERVICE (CONTINUED):						
Transfers In:						
Fire Station Impact Fees	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	
Police Impact Fees	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	
RDA (UCCC)	0	0	0	0	0	
Fitness Center Refinance	0	0	0	0	0	
Subtotal	**(200,000)**	**(200,000)**	**(200,000)**	**(200,000)**	**(200,000)**	
Total Debt Service	**2,279,419**	**2,279,419**	**2,279,419**	**2,279,419**	**2,279,419**	
COMMUNITY & ECONOMIC DEVELOPMENT:						
Administration	356,551	414,748	429,768	429,768	461,768	15
Planning Commission	15,955	15,955	15,955	15,955	15,955	
Board of Adjustment	4,157	4,157	4,157	4,157	4,157	
Building Inspection	1,001,221	1,001,221	1,001,221	1,001,221	1,001,221	
Planning & Zoning	842,025	842,025	842,025	842,025	842,025	
Total Comm. & Econ. Dev.	**2,219,909**	**2,278,106**	**2,293,126**	**2,293,126**	**2,325,126**	
FINANCE:						
Administration	520,175	520,175	520,175	520,175	520,175	
Purchasing	127,211	127,211	127,211	127,211	127,211	
Business Licenses	254,810	254,810	254,810	254,810	254,810	
Treasury	291,458	291,458	291,458	291,458	291,458	
Accounting	451,903	451,903	451,903	451,903	451,903	
Budget & Disbursements	335,944	335,944	335,944	335,944	335,944	
Total Finance	**1,981,501**	**1,981,501**	**1,981,501**	**1,981,501**	**1,981,501**	
FIRE:						
Administration	12,642,365	12,642,365	12,751,251	12,775,146	12,822,431	2
Emergency Operations	71,395	71,395	71,395	71,395	71,395	
Fire Prevention	20,383	20,383	20,383	23,983	23,983	
Logistics	531,395	531,395	531,395	531,395	531,395	
Special Operations	26,835	26,835	26,835	5,835	5,835	
Development Services	31,323	31,323	31,323	31,323	31,323	
Medical Services	146,771	146,771	146,771	146,771	146,771	
Total Fire	**13,470,467**	**13,470,467**	**13,579,353**	**13,585,848**	**13,633,133**	
LAW:						
Civil/Prosecutor/Risk	2,513,785	2,515,666	2,515,666	2,515,666	2,515,666	
Risk Financing	1,463,308	1,463,308	1,463,308	1,463,308	1,463,308	
Victim Assistance	451,673	451,673	451,673	444,173	444,173	
Total Law	**4,428,766**	**4,430,647**	**4,430,647**	**4,423,147**	**4,423,147**	
PARKS & RECREATION:						
Parks & Rec. Administration	498,902	498,902	498,902	498,902	498,902	
Park Maintenance	1,850,721	1,850,721	1,850,721	1,850,721	1,850,721	
Recreation	37,623	103,623	103,623	103,623	103,623	
Harman Home Operations	218,869	218,869	218,869	218,869	218,869	
Total Parks & Recreation	**2,606,115**	**2,672,115**	**2,672,115**	**2,672,115**	**2,672,115**	

WEST VALLEY CITY GENERAL FUND - FUND 10
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
POLICE:						
Administration	27,445,516	27,445,516	27,465,417	27,475,951	28,171,647	8
Records	45,200	45,200	45,200	45,200	45,200	
Training	173,611	173,611	192,594	192,594	192,594	
Crossing Guards	501,023	501,023	501,023	501,023	501,023	
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	185,455	185,455	185,455	185,455	185,455	
Uniform Patrol	97,210	97,210	97,210	97,210	97,210	
K-9	0	0	6,723	6,723	6,723	
S.W.A.T. Unit	92,560	92,560	92,560	92,560	92,560	
Traffic Enforcement	0	0	0	0	0	
Special Operations	63,600	63,600	63,600	70,390	70,390	
Intelligence/Interal Affairs	51,000	51,000	51,000	51,000	51,000	
Bomb Squad Unit	7,500	7,500	7,500	7,500	7,500	
Police Grants	0	0	32,819	32,819	32,819	4,9
Total Police	**28,762,335**	**28,762,335**	**28,840,760**	**28,858,084**	**29,553,780**	
PUBLIC WORKS:						
Administration	436,047	436,047	436,047	436,047	436,047	
Streets	1,165,845	1,165,845	1,165,845	1,215,845	1,215,845	
Transportation	341,665	341,665	341,665	341,665	341,665	
Engineering	699,749	699,749	699,749	699,749	699,749	
Street Lights	632,417	491,274	491,274	491,274	491,274	
Public Facilities	1,458,363	1,458,363	1,552,863	1,552,863	1,552,863	
Fleet Maintenance	1,030,943	1,030,943	1,075,943	1,075,943	1,075,943	
Total Public Works	**5,765,029**	**5,623,886**	**5,763,386**	**5,813,386**	**5,813,386**	
COMMUNITY PRESERVATION						
Administration	300,808	300,808	300,808	300,808	300,808	
Animal Control	1,402,648	1,402,648	1,402,648	1,402,648	1,402,648	
Ordinance Enforcement	634,177	634,177	634,177	634,177	634,177	
Total Community Preservation	**2,337,633**	**2,337,633**	**2,337,633**	**2,337,633**	**2,337,633**	
OTHER:						
Appropriation to Fund Balance	0	0	4,029,486	4,057,986	4,057,986	
Total Other	**0**	**0**	**4,029,486**	**4,057,986**	**4,057,986**	
Total Operating Expenses	**85,417,830**	**86,942,007**	**87,857,892**	**91,712,267**	**92,951,396**	
RESTRICTED FUNDS:						
Forfeited Assets	0	0	0	0	0	
Total Restricted Funds	**0**	**0**	**0**	**0**	**0**	
Grand Total	**85,417,830**	**86,942,007**	**87,857,892**	**91,712,267**	**92,951,396**	

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

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
"C" Roads						
"C" Road Fund	4,550,000	4,550,000	4,550,000	4,550,000	4,550,000	
Misc. Revenue	0	0	0	0	0	
Interest Revenue	0	0	0	0	0	
Gain on Sale of Assets	0	0	347,392	347,392	347,392	
Appropriation from Fund Balance	0	0	0	0	200,000	3
Subtotal	**4,550,000**	**4,550,000**	**4,897,392**	**4,897,392**	**5,097,392**	

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

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
OPERATIONS:						
Office Supplies	0	0	0	0	0	
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.)	50,000	50,000	50,000	50,000	50,000	
Special Supplies	150,000	150,000	150,000	150,000	150,000	
Crack Seal	490,000	490,000	490,000	490,000	490,000	
Concrete & Salt	250,000	250,000	250,000	250,000	250,000	
Capital Building	0	0	0	0	0	
Captial Equipment	596,000	596,000	964,892	980,947	980,947	
Special Projects	473,988	473,988	473,988	473,988	4,476	3
Transfer Out	0	0	0	0	1,219,512	3
Transfer In	0	(42,576)	(138,801)	(154,856)	(154,856)	
Subtotal Streets	**2,891,988**	**2,849,412**	**3,122,079**	**3,122,079**	**3,872,079**	
ENGINEERING:						
Professional Svcs. (Intern)	450,000	450,000	450,000	450,000	450,000	
Special Supplies	0	0	0	0	0	
Special Projects	550,000	550,000	550,000	550,000	0	3
Subtotal Engineering	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**450,000**	
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. (Int.)	0	0	0	0	0	
Professional Svcs. (Ext.)	225,000	225,000	225,000	225,000	225,000	
Signs	25,000	25,000	25,000	25,000	25,000	
Traffic Controls	35,000	35,000	35,000	35,000	35,000	
Captial Equipment	0	0	0	0	0	
Special Projects	31,500	31,500	31,500	31,500	31,500	
Transfer Out	327,512	327,512	327,512	327,512	327,512	
Subtotal Transportation	**658,012**	**658,012**	**658,012**	**658,012**	**658,012**	
Appropriation to Fund Balance	**0**	**42,576**	**117,301**	**117,301**	**117,301**	
Total Expenditures	**4,550,000**	**4,550,000**	**4,897,392**	**4,897,392**	**5,097,392**	

WEST VALLEY CITY FITNESS CENTER - FUND 21
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
FITNESS CENTER:					
Facility Drop-In Fees	325,000	325,000	325,000	325,000	325,000
Annual Passes	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Activity Area	300,000	300,000	300,000	300,000	300,000
Community Rooms	40,000	40,000	40,000	40,000	40,000
Children's Area	440,000	440,000	440,000	440,000	440,000
Aquatics	140,000	140,000	140,000	140,000	140,000
Pro Shop	13,000	13,000	13,000	13,000	13,000
Snack Bar/Catering	160,000	160,000	160,000	160,000	160,000
Sports Programs	135,000	135,000	135,000	135,000	135,000
Miscellaneous Rev.	30,000	30,000	35,500	35,500	35,500
Appropriation from Fund Balance	0	134,020	134,020	134,020	134,020
Total Fitness Center	**2,783,000**	**2,917,020**	**2,922,520**	**2,922,520**	**2,922,520**

WEST VALLEY CITY FITNESS CENTER - FUND 21
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
FITNESS CENTER:					
Transfers In GF/					
Property Tax	0	0	0	0	0
Operating Infusion	(1,317,963)	(1,317,963)	(1,317,963)	(1,317,963)	(1,317,963)
Community Serv. Fd Contribution	0	0	0	0	0
Permanent Employees	942,719	942,719	942,719	942,719	942,719
O.T. Employees	8,000	8,000	8,000	8,000	8,000
Temporary Employees	997,442	997,442	997,442	997,442	997,442
Additional Pay	10,000	10,000	10,000	10,000	10,000
Employee Benefits	559,402	559,402	559,402	559,402	559,402
Uniform Allowance	500	500	500	500	500
Books & Dues	1,300	1,300	1,300	1,300	1,300
Advertising	30,000	30,000	30,000	30,000	30,000
Travel & Training	28,000	28,000	28,000	28,000	28,000
Office Supplies	48,000	48,000	48,000	48,000	48,000
Snack Bar	110,000	110,000	110,000	110,000	110,000
Equipment Maint.	200,000	200,000	200,000	200,000	200,000
Gasoline & Diesel	4,000	4,000	4,000	4,000	4,000
Software	9,100	9,100	9,100	9,100	9,100
Building/Grounds	51,000	51,000	51,000	51,000	51,000
Utilities	305,500	238,526	238,526	238,526	238,526
Telephone	12,000	12,000	12,000	12,000	12,000
Professional Services	390,000	390,000	390,000	390,000	390,000
General Health	5,000	5,000	5,000	5,000	5,000
Special Supplies	33,000	33,000	38,500	38,500	38,500
Healthy Community Grant	0	108,020	108,020	108,020	108,020
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	51,001	51,001	51,001	51,001
Insurance	51,000	51,000	51,000	51,000	51,000
Sold Services	0	0	0	0	0
Capital Equipment	120,000	120,000	120,000	120,000	120,000
Appropriation to Fund Balance	0	0	0	0	0
Capital Res.(Transfer to BA)	30,000	30,000	30,000	30,000	30,000
Transfer Out to CIP Lease #20	0	66,974	66,974	66,974	66,974
Trustee Fees (Transfer to GL)	0	0	0	0	0
Debt Service (Transfer to GL)	0	0	0	0	0
RDA SARR for Debit Service	0	0	0	0	0
Transfer for Police Substation	0	0	0	0	0
Total Fitness Center	**2,783,000**	**2,917,020**	**2,922,520**	**2,922,520**	**2,922,520**

WEST VALLEY CITY THEATER - FUND 23
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
HARMAN HALL:					
Theater	0	0	0	0	0
Concessions	0	0	0	0	0
Donations	0	0	0	0	0
Ticket Sales	0	0	0	0	0
Rent	0	0	0	0	0
Capitalized Interest	0	0	0	0	0
Appropriation from Fund Balance	0	0	130,000	130,000	130,000
Total Harman Hall	**0**	**0**	**130,000**	**130,000**	**130,000**

WEST VALLEY CITY THEATER - FUND 23
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
HARMAN HALL:					
Building & Grounds	19,188	19,188	19,188	19,188	19,188
Capital Equipment	0	0	130,000	130,000	130,000
Transfer Out Cap Res (BA)	50,000	50,000	50,000	50,000	50,000
Transfer In Gen.Fund	(69,188)	(69,188)	(69,188)	(69,188)	(69,188)
Total Harman Hall	**0**	**0**	**130,000**	**130,000**	**130,000**

WEST VALLEY CITY ARENA - FUND 25
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
ARENA REVENUES	**5,394,000**	**6,276,457**	**6,276,457**	**6,276,457**	**6,276,457**

WEST VALLEY CITY ARENA - FUND 25
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
ARENA:					
Operations	5,641,273	6,793,730	6,793,730	6,818,730	6,818,730
Transfers Out	2,502,400	2,502,400	2,502,400	2,502,400	2,502,400
Transfers In	(2,749,673)	(3,019,673)	(3,019,673)	(3,044,673)	(3,044,673)
Total Arena	**5,394,000**	**6,276,457**	**6,276,457**	**6,276,457**	**6,276,457**

WEST VALLEY CITY SANITATION - FUND 27
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
SANITATION:						
Garbage Fees	5,800,000	5,800,000	5,800,000	5,800,000	5,800,000	
Interest	0	0	0	0	0	
Appropriation from Fund Balance	0	0	53,498	179,383	379,383	12
Total	**5,800,000**	**5,800,000**	**5,853,498**	**5,979,383**	**6,179,383**	

WEST VALLEY CITY SANITATION - FUND 27
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
SANITATION:						
Permanent Employees	135,142	135,142	135,142	135,142	135,142	
O.T. Employees	3,000	3,000	3,000	3,000	3,000	
Temporary Employees	6,000	6,000	6,000	6,000	6,000	
Employee Benefits	73,808	73,808	73,808	73,808	73,808	
Books/Subscriptions	650	650	650	650	650	
Public Notice/Advert	0	0	0	0	0	
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	5,000	5,000	5,000	5,000	5,000	
Prof. Services Internal	1,149,561	1,149,561	1,149,561	1,234,561	1,234,561	
Prof. Services External	3,000,000	3,001,803	3,001,803	3,001,803	3,001,803	
Landfill Fees	1,282,500	1,282,500	1,282,500	1,282,500	1,482,500	12
Special Supplies	100,000	100,000	100,000	100,000	100,000	
Insurance	0	0	0	0	0	
Capital Equipment	0	0	53,498	53,498	53,498	
Capital Building	0	0	0	0	0	
Transfer Out	0	0	0	40,885	40,885	
Transfer In	0	(1,803)	(1,803)	(1,803)	(1,803)	
Clean & Beautiful Expenses	13,150	13,150	13,150	13,150	13,150	
Appropriation to Fund Balance	15,689	15,689	15,689	15,689	15,689	
Total	**5,800,000**	**5,800,000**	**5,853,498**	**5,979,383**	**6,179,383**	

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Road Impact Fees	240,000	240,000	240,000	240,000	240,000
Appropriation from Fund Balance	0	0	0	0	0
Total	**240,000**	**240,000**	**240,000**	**240,000**	**240,000**

WEST VALLEY CITY ROAD IMPACT FEES - FUND 31
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Professional Services	100,000	100,000	100,000	100,000	100,000
Road Projects	140,000	140,000	0	0	0
Impact Fee Reimbursements	0	0	0	0	0
Transfer Out	0	0	140,000	140,000	140,000
Total Expenditures	**240,000**	**240,000**	**240,000**	**240,000**	**240,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Park Impact Fees	500,000	500,000	500,000	500,000	500,000
Interest	0	0	0	0	0
Appropriation from Fund Balance	0	0	0	0	0
Total Revenue	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**

WEST VALLEY CITY PARK IMPACT FEES - FUND 32
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
Park Impact Expenses	500,000	500,000	500,000	500,000	850,000	13
Sold Service	0	0	0	0	(350,000)	13
Transfers Out	0	0	0	0	0	
Total Expenditures	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**	

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Fire Impact Fees - Facility	100,000	100,000	100,000	100,000	100,000
Fire Impact Fees - Apparatus	0	0	0	0	0
Interest	0	0	0	0	0
Total Revenue	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**

WEST VALLEY CITY FIRE IMPACT FEES - FUND 33
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Fire Station 74 Debt Transfer (GF)	100,000	100,000	100,000	100,000	100,000
Total Expenditures	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Police Impact Fees	100,000	100,000	100,000	100,000	100,000
Appropriation from Fund Balance	0	0	0	0	0
Total Revenue	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**

WEST VALLEY CITY POLICE IMPACT FEES - FUND 34
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Police Debt Serv Transfer to Gen Fd	100,000	100,000	100,000	100,000	100,000
Total Expenditures	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
FLOOD IMPACT FEES:					
Brighton District	0	0	0	0	0
Riter District	0	0	0	0	0
West Ridge Distict	0	0	0	0	0
Lake Park District	0	0	0	0	0
Appropriation from Fund Balance	253,000	253,000	253,000	253,000	253,000
Total Revenue	**253,000**	**253,000**	**253,000**	**253,000**	**253,000**

WEST VALLEY CITY FLOOD IMPACT FEES - FUND 35
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Decker	0	0	0	0	0
Jordan District	0	0	0	0	0
Riter District	253,000	253,000	253,000	253,000	253,000
Lake Park District	0	0	0	0	0
Total Expenditure	**253,000**	**253,000**	**253,000**	**253,000**	**253,000**

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
STORM WATER UTILITY:						
Storm Water Utility Fees	3,840,000	3,840,000	3,840,000	3,840,000	3,840,000	
Interest Income	0	0	0	0	0	
Penalties/Late Fees	0	0	0	0	0	
Gain on Sale of Assets	0	0	0	0	0	
Miscellaneous Revenue	0	0	0	0	0	
Appropriation from Fund Balance	1,500,000	1,500,000	2,450,000	2,535,000	2,635,000	3
Total Revenue	**5,340,000**	**5,340,000**	**6,290,000**	**6,375,000**	**6,475,000**	

WEST VALLEY CITY STORM WATER UTILITY - FUND 36
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
STORMWATER OPERATIONS:						
Travel & Training	5,000	5,000	5,000	5,000	5,000	
Office Supplies	0	0	0	0	0	
Equip Maintenance	60,000	60,000	60,000	60,000	60,000	
Fuel	33,000	33,000	33,000	33,000	33,000	
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	15,000	15,000	15,000	15,000	15,000	
Prof./Tech (internal)	573,604	573,604	573,604	573,604	573,604	
Prof./Tech. (external)	55,000	55,000	55,000	55,000	55,000	
Special Supplies	100,000	100,000	100,000	100,000	100,000	
Insurance	10,000	10,000	10,000	10,000	10,000	
Capital Equipment	340,000	340,000	340,000	340,000	340,000	
Special Projects	0	0	0	0	0	
Depreciation	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Subtotal	2,803,604	2,803,604	2,803,604	2,803,604	2,803,604	
STORMWATER ENIGEERING PROJECTS:						
Books/Dues	0	0	0	0	0	
Travel & Training	4,000	4,000	4,000	4,000	4,000	
Office Supplies	3,800	3,800	3,800	3,800	3,800	
Equip. Maintenance	0	0	0	0	0	
Fuel	3,000	3,000	3,000	3,000	3,000	
Software	10,000	10,000	10,000	10,000	10,000	
Prof/Tech (internal)	508,000	508,000	508,000	508,000	508,000	
Prof./Tech. (external)	17,200	17,200	17,200	17,200	17,200	
Special Supplies	3,000	3,000	3,000	3,000	3,000	
Special Projects	869,639	869,639	869,639	869,639	869,639	
Capitalized Spec Proj	0	0	0	0	0	
Debt Service	0	0	0	0	0	
Subtotal	1,418,639	1,418,639	1,418,639	1,418,639	1,418,639	
STORMWATER ADMINISTRATON:						
Public Notices	20,000	20,000	20,000	20,000	20,000	
Travel & Training	0	0	0	0	0	
Office Supplies	1,000	1,000	1,000	1,000	1,000	
Prof/Tech (internal)	761,244	761,244	761,244	846,244	846,244	
Prof./Tech. (external)	8,000	8,000	8,000	8,000	8,000	
Transfer Out	327,513	327,513	1,277,513	1,277,513	1,377,513	3
` Transfer In	0	0	0	(123,617)	(123,617)	
Subtotal	1,117,757	1,117,757	2,067,757	2,029,140	2,129,140	
Appropriation to Fund Balance	0	0	0	123,617	123,617	
Total Expenditure	**5,340,000**	**5,340,000**	**6,290,000**	**6,375,000**	**6,475,000**	
Net Change (Loss) in Fund Balance	**0**	**0**	**0**	**0**	**0**	

THE DIVISION OF ARTS AND CULTURE - FUND 37
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Cultural Center:					
Cultural Center Revenue	385,000	385,000	385,000	385,000	385,000
Concessions/Alcohol Revenue	5,000	5,000	5,000	5,000	5,000
Catering Commission	10,000	10,000	10,000	10,000	10,000
Total Revenue	**400,000**	**400,000**	**400,000**	**400,000**	**400,000**

THE DIVISION OF ARTS AND CULTURE - FUND 37
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
Operations:						
Permanent Employees	933,484	933,484	933,484	969,831	969,831	
Overtime	5,000	5,000	5,000	5,000	5,000	
Temporary Employees	16,328	16,328	16,328	16,328	16,328	
Employee Benefits	356,805	356,805	356,805	356,805	356,805	
Books & Dues	2,500	2,500	2,500	2,500	2,500	
Advertising	2,500	2,500	2,500	2,500	2,500	
Travel & Training	10,000	10,000	10,000	10,000	10,000	
Office Supplies	15,000	15,000	15,000	15,000	15,000	
Equip. Maintenance	15,000	15,000	15,000	15,000	15,000	
Gasoline	2,200	2,200	2,200	2,200	2,200	
Auto Maintenance	1,800	1,800	1,800	1,800	1,800	
Auto Parts	1,800	1,800	1,800	1,800	1,800	
Software	10,000	10,000	10,000	10,000	10,000	
Building & Grounds	35,000	35,000	35,000	35,000	35,000	
Utilities	133,000	115,140	115,140	115,140	115,140	
Telephone	10,000	10,000	10,000	10,000	10,000	
Contigency	60,000	60,000	60,000	60,000	60,000	
Professional Services	10,000	10,000	10,000	10,000	10,000	
General Health	250	250	250	250	250	
Special Supplies	70,000	70,000	10,000	10,000	10,000	
Signs	4,000	4,000	0	0	0	
Insurance	1,200	1,200	1,200	1,200	1,200	
ZAP Activities	80,150	80,150	6,150	6,150	156,150	16
Cultural Arts Board (CAB)	1,000	1,000	1,000	1,000	1,000	
Sold Services	0	0	0	(5,000)	(155,000)	16
Gallery Exhibits/Receptions	1,000	1,000	0	0	0	
WorldStage Concerts	15,000	15,000	0	0	0	
Artrageous	1,000	1,000	0	0	0	
Day of the Dead Celebration	10,000	10,000	0	0	0	
Greek Show	1,000	1,000	0	0	0	
Wasatch International Food Festival	15,000	15,000	0	0	0	
Cost of Goods Sold	5,000	5,000	5,000	5,000	5,000	
Events	0	0	0	0	0	
Transfer In From GF	(1,468,667)	(1,468,667)	(1,468,667)	(1,500,014)	(1,500,014)	
Transfer Out to CIP Lease #20	0	17,860	198,860	198,860	198,860	
Appropriation to Fund Balance	0	0	0	0	0	
Subtotal Operations	**356,350**	**356,350**	**356,350**	**356,350**	**356,350**	
Maintenance:						
Equiment Maintenance	16,450	16,450	16,450	16,450	16,450	
Gasoline	1,200	1,200	1,200	1,200	1,200	
Building & Grounds	26,000	26,000	26,000	26,000	26,000	
Subtotal Maintenance	**43,650**	**43,650**	**43,650**	**43,650**	**43,650**	
Total Expenditures	**400,000**	**400,000**	**400,000**	**400,000**	**400,000**	

UCCC FOUNDATION - FUND 38
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
Arts Foundation:					
ZAP Funding	181,000	181,000	181,000	181,000	181,000
Theatrical Productions	0	0	208,315	161,235	161,235
Donations/Contributions	4,000	4,000	4,000	4,000	4,000
Restricted Purpose Donations	0	0	0	0	0
Total Revenue	**185,000**	**185,000**	**393,315**	**346,235**	**346,235**

UCCC FOUNDATION - FUND 38
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
Operations:						
Memberships/Dues/Subscriptions	0	0	0	0	0	
Professional/Technical	4,000	4,000	4,000	4,000	4,000	
Office Supplies	0	0	4,000	4,000	4,000	
Special Supplies	0	0	60,000	60,000	60,000	
ZAP Activities	0	0	0	0	198,739	16
Sold Services	0	0	0	(340,000)	(538,739)	16
Theatre Productions	0	0	282,315	646,075	646,075	
Gallery Exhibits/Receptions	0	0	1,000	1,000	1,000	
Summer Concerts	0	0	15,000	15,000	15,000	
Artrageous	0	0	1,000	1,000	1,000	
Day of the Dead Celebration	0	0	10,000	10,000	10,000	
Greek Show	0	0	1,000	1,000	1,000	
Wasatch International Food Festival	0	0	15,000	15,000	15,000	
Transfer In	0	0	(181,000)	(251,840)	(251,840)	
Transfer Out	181,000	181,000	181,000	181,000	181,000	
Total Expenditures	**185,000**	**185,000**	**393,315**	**346,235**	**346,235**	

CAPITAL IMPROVEMENTS FUND - FUND 45
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
REVENUES:						
Miscellaneous	0	0	0	0	0	
Fed/State Capital Projects	0	0	500,000	500,000	500,000	
SL County Capital Projects	0	500,000	500,000	500,000	500,000	
Developer Capital Project Fees	0	0	0	0	500,000	17
Interest	0	0	0	0	0	
Gain on Sale of Asset	0	0	88,920	104,975	143,909	1
Total Revenues	**0**	**500,000**	**1,088,920**	**1,104,975**	**1,643,909**	
OTHER SOURCES:						
Bond/Lease Proceeds	0	5,100,843	5,100,843	5,100,843	5,100,843	
Appropriation from Fund Balance	444,392	18,618,217	18,618,217	18,618,217	18,618,217	
Total Other Sources	**444,392**	**23,719,060**	**23,719,060**	**23,719,060**	**23,719,060**	
Total Revenue and Other Sources	**444,392**	**24,219,060**	**24,807,980**	**24,824,035**	**25,362,969**	

CAPITAL IMPROVEMENTS FUND - FUND 45
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
EXPENDITURES:						
Rolling Stock Lease Payments	617,497	617,497	617,497	617,497	617,497	
Energy Reduction Project Lease #20	0	257,231	257,231	257,231	257,231	
Special Projects	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	
Facilities Projects	0	5,904	5,904	592,754	612,754	11
Maverik Center Parking Lot	0	150,000	150,000	150,000	150,000	
Faribourne Station Parking Plaza	0	1,497,648	1,497,648	1,497,648	1,497,648	
2450 S Roadway Extention	0	1,299,612	1,299,612	1,299,612	1,299,612	
2540 Roadway Phase 3	0	1,837,429	2,477,429	2,477,429	2,477,429	
2700 W Improvement Project	0	1,140,230	1,290,230	1,360,230	1,360,230	
4100 S Reconstruction	0	830,644	937,644	1,387,644	2,257,156	3
4700 S Reconstruction	0	51,328	51,328	51,328	142,828	3
Bridges	0	149,732	149,732	149,732	149,732	
Sidewalk Projects	0	0	800,000	800,000	800,000	
PW/Parks Building	0	2,968,747	2,968,747	2,968,747	2,968,747	
Overlay Projects	0	909,788	909,788	909,788	909,788	
MVC Betterments	0	2,036,690	2,036,690	2,036,690	2,495,190	3
West Valley IFFP	0	13,568	13,568	13,568	13,568	
RDA Maverik Center Suite Remodel	0	50,000	50,000	50,000	50,000	
PDHQ Building	0	192,858	192,858	192,858	192,858	
City Courts/Legal Bldg	0	4,846,568	4,846,568	4,846,568	4,846,568	
Hawkeye Street	0	37,500	37,500	37,500	37,500	
Streetlight Replacement	0	979,210	979,210	979,210	979,210	
Energy Efficiency Upgrades	0	3,223,901	3,223,901	3,223,901	3,223,901	
Bangerter Highway Interchange Study	0	0	140,000	140,000	140,000	
Veterans Memorial Park	0	0	0	500,000	1,000,000	17
Admin Special Projects	0	171,303	171,303	171,303	171,303	
Finance Special Projects	0	91,741	91,741	91,741	91,741	
CPD Special Projects	0	66,637	66,637	66,637	66,637	
Police Special Projects	0	28,976	28,976	128,976	128,976	
Fire Spceial Porjects	0	109,886	1,000	1,000	1,000	
Rolling Stock	0	956,621	1,110,621	2,464,621	2,574,202	1,10
Transfers Out	0	128,147	325,953	342,008	342,008	
Transfers In	(2,673,105)	(2,930,336)	(4,421,336)	(7,482,186)	(8,992,345)	1,3,10,11
Total Expenditures	**444,392**	**24,219,060**	**24,807,980**	**24,824,035**	**25,362,969**	

THE RIDGE GOLF CLUB FUND - FUND 55
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
OPERATING REVENUE:					
Green Fees	730,000	730,000	730,000	730,000	730,000
Member Programs	0	0	0	0	0
Carts	350,500	350,500	350,500	350,500	350,500
Driving Range	28,000	28,000	28,000	28,000	28,000
Grill/Catering	280,000	280,000	280,000	280,000	280,000
Gratuities - Grill & Catering	45,000	45,000	53,500	53,500	53,500
Pro Shop	140,000	140,000	140,000	140,000	140,000
Gratuities - Operations	10,000	10,000	10,000	10,000	10,000
Pull Carts	0	0	0	0	0
Rental Clubs	2,000	2,000	2,000	2,000	2,000
Facility Rental	0	0	0	0	0
Miscellaneous	5,000	5,000	5,000	5,000	5,000
Gain on Sale of Assets	35,000	35,000	35,000	35,000	35,000
Appropriation from Fund Balance	506,546	506,546	506,546	506,546	506,546
Total Revenue	**2,132,046**	**2,132,046**	**2,140,546**	**2,140,546**	**2,140,546**

THE RIDGE GOLF CLUB FUND - FUND 55
EXPENSE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
OPERATING EXPENSES					
OPERATIONS:					
Personnel	327,982	327,982	327,982	327,982	327,982
Operations	172,914	172,914	172,914	172,914	172,914
Professional Services	31,405	31,405	31,405	31,405	31,405
Utilities	36,000	36,000	36,000	36,000	36,000
Operations Subtotal	**568,301**	**568,301**	**568,301**	**568,301**	**568,301**
MAINTENANCE:					
Personnel	354,780	354,780	354,780	354,780	354,780
Operating Supplies	187,455	187,455	187,455	187,455	187,455
Utilities	181,250	181,250	181,250	181,250	181,250
Maintenance Subtotal	**723,485**	**723,485**	**723,485**	**723,485**	**723,485**
GRILL/CATERING					
Personnel	354,338	354,338	354,338	354,338	354,338
Operating Supplies	54,440	54,440	62,940	62,940	62,940
Snack Bar Subtotal	**408,778**	**408,778**	**417,278**	**417,278**	**417,278**
COST OF SALES:					
Cost of Goods Sold	95,000	95,000	95,000	95,000	95,000
Grill/Snack Bar	145,000	145,000	145,000	145,000	145,000
Depreciation	191,482	191,482	191,482	191,482	191,482
Cost of Sales Subtotal	**431,482**	**431,482**	**431,482**	**431,482**	**431,482**
Total Operating Expenses	**2,132,046**	**2,132,046**	**2,140,546**	**2,140,546**	**2,140,546**
NON-OPERATING EXPENSES:					
Transfer In	0	0	0	0	0
Transfer Out	0	0	0	0	0
Total Non-Operating Expenses	**0**	**0**	**0**	**0**	**0**
Total Expenses	**2,132,046**	**2,132,046**	**2,140,546**	**2,140,546**	**2,140,546**

STONEBRIDGE GOLF COURSE FUND - FUND 57
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
OPERATING REVENUE:					
Green Fees	830,000	830,000	830,000	830,000	830,000
Member Programs	0	0	0	0	0
Carts	340,500	340,500	340,500	340,500	340,500
Driving Range	18,000	18,000	18,000	18,000	18,000
Grill/Catering	464,000	464,000	475,500	475,500	475,500
Gratuities - Grill & Catering	61,000	61,000	61,000	61,000	61,000
Pro Shop	189,000	189,000	189,000	189,000	189,000
Gratuities - Operations	16,000	16,000	16,000	16,000	16,000
Pull Carts	0	0	0	0	0
Rental Clubs	9,000	9,000	9,000	9,000	9,000
Facility Rental	0	0	0	0	0
Misc.	5,000	5,000	5,000	5,000	5,000
Total Op. Revenue	**1,932,500**	**1,932,500**	**1,944,000**	**1,944,000**	**1,944,000**
NON-OPERATING REVENUE:					
Gain on Sale of Assets	0	0	0	0	0
Interest	0	0	0	0	0
Appropriation from Fund Balance	1,389,224	1,389,224	1,389,224	1,389,224	1,389,224
Total Non-Operating Rev	**1,389,224**	**1,389,224**	**1,389,224**	**1,389,224**	**1,389,224**
Total Revenue	**3,321,724**	**3,321,724**	**3,333,224**	**3,333,224**	**3,333,224**

STONEBRIDGE GOLF COURSE FUND - FUND 57
EXPENSE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings
OPERATING EXPENSES					
OPERATIONS:					
Personnel	457,578	457,578	457,578	457,578	457,578
Operations	233,631	233,631	233,631	233,631	233,631
Professional Services	45,000	45,000	45,000	45,000	45,000
Utilities	45,000	45,000	45,000	45,000	45,000
Operations Subtotal	**781,209**	**781,209**	**781,209**	**781,209**	**781,209**
MAINTENANCE:					
Personnel	468,365	468,365	468,365	468,365	468,365
Operating Supplies	243,051	243,051	517,686	517,686	517,686
Utilities	180,750	180,750	180,750	180,750	180,750
Maintenance Subtotal	**892,166**	**892,166**	**1,166,801**	**1,166,801**	**1,166,801**
GRILL/CATERING:					
Personnel	330,199	330,199	330,199	330,199	330,199
Operating Supplies	65,900	65,900	77,400	77,400	77,400
Snack Bar Subtotal	**396,099**	**396,099**	**407,599**	**407,599**	**407,599**
COST OF SALES:					
Cost of Goods Sold	140,000	140,000	140,000	140,000	140,000
Grill/Snack Bar	180,000	180,000	180,000	180,000	180,000
Depreciation	90,383	90,383	90,383	90,383	90,383
Cost of Sales Subtotal	**410,383**	**410,383**	**410,383**	**410,383**	**410,383**
Total Oper Expenses	**2,479,857**	**2,479,857**	**2,765,992**	**2,765,992**	**2,765,992**
NON-OPERATING EXPENSES:					
Sales Tax Rev Bonds S 2016	1,235,065	1,235,065	1,235,065	1,235,065	1,235,065
Transfer In from (GF)	(393,198)	(393,198)	(667,833)	(667,833)	(667,833)
Transfer Out	0	0	0	0	0
Total Non-Operating Expenses	**841,867**	**841,867**	**567,232**	**567,232**	**567,232**
Total Expenses	**3,321,724**	**3,321,724**	**3,333,224**	**3,333,224**	**3,333,224**

GRANTS - FUND 60
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
CDBG Projects	1,348,130	1,348,130	1,708,130	1,708,130	2,853,019	6
HOME & Federal Grants	299,200	644,149	4,673,635	5,460,545	5,569,127	4,9
State Grants	0	128,548	476,545	807,844	807,844	
Other Governmental Agencies	0	0	0	0	348,739	16
Subtotal	**1,647,330**	**2,120,827**	**6,858,310**	**7,976,519**	**9,578,729**	

GRANTS - FUND 60
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
Personnel	142,253	142,253	142,253	142,253	142,253	
General Operations	76,360	76,360	76,360	76,360	76,360	
CDBG Projects	1,129,517	1,129,517	1,489,517	1,489,517	2,634,406	6
HOME & Federal Grants	299,200	644,149	4,673,635	5,460,545	5,569,127	4,9
State Grants	0	128,548	476,545	807,844	807,844	
Other Governmental Agencies	0	0	0	0	348,739	16
Subtotal	**1,647,330**	**2,120,827**	**6,858,310**	**7,976,519**	**9,578,729**	

AMBULANCE FUND - FUND 66
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
OPERATING REVENUE:						
Ambulance Fees	3,170,472	3,170,472	3,170,472	3,170,472	3,170,472	
Collections Proceeds	125,000	125,000	125,000	125,000	125,000	
Gain on Sale of Assets	0	0	0	0	0	
Misc.	0	0	0	0	0	
Appropriation from Fund Balance	0	0	0	0	628,966	5
Total Operating Revenue	**3,295,472**	**3,295,472**	**3,295,472**	**3,295,472**	**3,924,438**	

AMBULANCE FUND - FUND 66
EXPENSE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	Dec 2020 Openings	Mar 2021 Openings	Jun 2021 Openings	
OPERATING EXPENSES						
OPERATIONS						
Permanent Employees	1,027,460	1,027,460	1,027,460	1,027,460	1,027,460	
Overtime	46,970	46,970	46,970	46,970	46,970	
Employee Benefits	407,032	407,032	407,032	407,032	407,032	
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	52,974	
Auto Parts	43,000	43,000	43,000	43,000	43,000	
Prof/Tech WVC	400,000	400,000	400,000	400,000	400,000	
Billing Services	165,000	165,000	165,000	165,000	165,000	
Ambulance Service Provider Assess.	115,000	115,000	115,000	115,000	115,000	
Public Safety Supplies	93,450	93,450	93,450	93,450	93,450	
Insurance	7,650	7,650	7,650	7,650	7,650	
Capital Equipment	0	0	0	0	628,966	5
Depreciation	417,000	417,000	417,000	417,000	417,000	
Total Operating Expenses	**2,831,726**	**2,831,726**	**2,831,726**	**2,831,726**	**3,460,692**	
NON-OPERATING EXPENSES:						
Lease Agreement	360,983	360,983	360,983	360,983	360,983	
Transfer Out	102,763	102,763	102,763	102,763	102,763	
Transfer In	0	0	0	0	0	
Total Non-Operating Expenses	**463,746**	**463,746**	**463,746**	**463,746**	**463,746**	
Total Expenses	**3,295,472**	**3,295,472**	**3,295,472**	**3,295,472**	**3,924,438**	

BUDGET OPENING
APR 2021 - JUN 2021
WEST VALLEY CITY CORP.
FISCAL YEAR 2020-2021

No.	Amount	Description	Source
		ROLLOVERS	
4	$ 4,000.00	Rollover Police Dept. 2019-20 CSEF Grant *(Coronavirus Supplemental Emergency Funding Program Grant)*	US Dept of Justice
		GRANTS	
6	$ 1,144,889.00	CARES Act CDBG-CV Funds *(Additional Funds for COVID-19 Response)*	HUD
9	$ 104,582.00	JAG Granf for FY 2020 *(JAG Grant for WVC Police Dept Community and Officer Safety Project)*	US Dept of Justice
13	$ 350,000.00	CDBG Grant for Grasmere Park Construction *(Funding Contribution for Grasmere Park Construction)*	HUD
16	$ 150,000.00	ZAP Tier II Grant	Salt Lake County
16	$ 198,738.85	ZAP Tier I Grant *(Zoo Arts & Parks Funding for Programs/Events)*	Salt Lake County
		OTHER	
1	$ 54,581.00	Ford F-350 Truck for Parks & Rec *(To be used by the Park Maintenance Crews for Towing and Transporting tools to and from parks.)*	TNT Auction and Transfer of Existing Gen Fd Budget
2	$ 47,284.88	Reimbursement for Hurricane Laura and Oregon Wildfires *(Reimburse Salaries, Overtime and Supplies for Firefighters)*	Salt Lake Urban Search and Rescue
3	$ 869,511.85	4100 South Reconstruction Project	C-Roads Fd Bal/Existing Budget, Storm Water Fd Bal, Transportation Sales Tax
3	$ 91,500.00	4700 South Reconstruction Project	C-Roads Existing Budget
3	$ 458,500.00	Mountain View Corridor Betterments *(Public Works Roads Projects)*	C-Roads Existing Budget
5	$ 150,303.00	Three Ford F-550 Crew Cub & Chassis	Ambulance Fund Balance
5	$ 334,450.00	Two Ambulance Boxes	Ambulance Fund Balance
5	$ 144,213.00	Three Power Cot and Power Load Systems *(Two New Ambulances and One Refurbished Ambulance)*	Ambulance Fund Balance
7	$ 300,000.00	Additional Funds for COVID-19 Respones *(COVID-19 Related Expenditures)*	General Fund Balance
8	$ 695,695.27	Police Department Overtime Reimbursements *(To Cover Overtime Expenditures for Security Services for Outside Agencies)*	Police Sold Services from Various Agencies
10	$ 55,000.00	Tesla Model Y Compact SUV *(Purchase of a Tesla to be used by All Departments)*	General Fund Balance

BUDGET OPENING
APR 2021 - JUN 2021
WEST VALLEY CITY CORP.
FISCAL YEAR 2020-2021

No.		Amount	Description	Source
11	$	20,000.00	Renovation of the Permit Office *(Renovation of the Permit Office in Public Works Engineering Division)*	Excavation Permit Fees

BUDGET OPENING
APR 2021 - JUN 2021
WEST VALLEY CITY CORP.
FISCAL YEAR 2020-2021

No.	Amount	Description	Source
12	$ 200,000.00	Increase in Landfill Fees *(The cost per tonnage has increased 8% over the last two years)*	Sanitation Fund Balance
14	$ 21,149.00	Purchase of new Cell Phone and Comupter Equipment *(Funds to go toward the purchase of new cell phones and computers)*	Surplus of Used Cell Phones/Computers
15	$ 32,000.00	My Hometown Projects *(Additional funds for the My Hometown Projects)*	General Fund Existing Budget
17	$ 500,000.00	Donation for the Veteran's Memorial Park Project *Funding for the Veteran's Memorial Park)*	Private Donation

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A

Budget Opening Required: ☐

ISSUE:

Requesting an ordinance change to enact Part 17-2-1200P regulating lodging facilities.

SYNOPSIS:

The proposed ordinance change would prohibit lodging facilities from leasing more than half of their rooms to single entity for more than thirty days per calendar year. This change addresses two issues. First, lodging facilities are intended to provide short-term lodging for business and leisure travelers. Having a single entity reserve a majority of the rooms within a lodging facility for more than 30 days changes the nature of a lodging facility and precludes short-term lodging for business and leisure travelers. Second, having the majority of rooms within a lodging facility leased by a single entity for an extended period of time could lead to the lodging facility effectively becoming an apartment complex. With the exceptions of the Mixed Use and City Center zones, apartments and lodging facilities are not allowed in the same zone.

RECOMMENDATION:

Staff recommends approval.

SUBMITTED BY:

Steve Pastorik, CED Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: 5/3/2021

Date Adopted: _____

Date Effective: _____

AN ORDINANCE ENACTING PART 17-2-1200P REGULATING LODGING FACILITIES.

WHEREAS, Title 17 of the West Valley City Municipal Code regulates the licensing and operation of businesses within the City; and

WHEREAS, the City desires to enact certain regulations concerning the operation of lodging 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 enact Part 17-2-1200P 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. Enactment. Part 17-2-1200P of the West Valley City Municipal Code is hereby enacted as follows:

17-2-1200P LODGING FACILITIES

17-2-1201. LEASING LIMITATIONS.

Lodging Facilities shall not lease more than half the rooms within the Lodging Facility to a single entity for more than thirty days per calendar year.

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 _____, 2021.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Neighborhood: Various

Budget Opening Required: ☐

ISSUE:

Application: #GPZ-4-2021
Applicant: West Valley City
Location: Various
Size: 7.7 acres

SYNOPSIS:

A General Plan/zone change for 6 parcels at various locations as outlined in the attached spreadsheet.

BACKGROUND:

The Utah Legislature recently passed HB 98 that, among other things, removed cities' ability to regulate most building design standards for a one to two family dwelling or townhome where no development agreement exists. Most vacant properties in the City planned for residential use either have a development agreement that includes building design standards or they are within an agricultural zone where staff anticipates a development agreement upon a future zone change. The subject properties do not have a development agreement and are zoned R-1-6, R-1-8, R-1-12 or RM. The properties zoned R-1 could be developed as single unit dwellings without many of the City's building design standards once HB 98 becomes effective. The properties zoned RM could be developed as townhomes without many of the City's building design standards once HB 98 becomes effective.

Staff's original list of properties included the Sonrise Baptist Church parcel at 3550 S 4400 W which is zoned RM. Upon hearing about the proposed zone change, the owner agreed to a development agreement where any future multi-unit residential development would follow the City's current design standards. This development agreement was approved by the City Council on April 13th.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, CED Director

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM VARIOUS LAND USE DESIGNATIONS TO LARGE LOT RESIDENTIAL, LOW DENSITY RESIDENTIAL, OR NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED AT VARIOUS LOCATIONS.

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed General Plan amendment 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 General Plan amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the General Plan be amended as follows:

SECTION 1. GENERAL PLAN AMENDMENT.

The properties described in Application #GPZ-4-2021, filed by West Valley City and located at various locations within West Valley City, are hereby amended by reclassifying the following described properties:

Low Density Residential to Large Lot Residential

Parcel #'s: 15-31-329-050 and 15-31-329-057

Non-Retail Commercial to Neighborhood Commercial

Parcel #: 21-05-101-004

Medium Density Residential to Low Density Residential

Parcel #: 20-01-480-025

SECTION 2. GENERAL PLAN MAP AMENDMENT.

The West Valley City General Plan 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 _____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT VARIOUS LOCATIONS FROM VARIOUS ZONES TO ZONE 'A' OR 'C-1'.

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 properties described in Application #GPZ-4-2021, filed by West Valley City and located at various locations within West Valley City, are hereby amended by reclassifying the following described properties:

R-1-6 to A

Parcel #: 15-30-281-043

R-1-8 to A

Parcel #'s: 15-31-329-050 and 15-31-329-057

R-1-12 to A

Parcel #: 15-27-451-007

RM to A

Parcel #: 20-01-480-025

RM to C-1

Parcel #: 21-05-101-004

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 _____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

APN	Parcel Address	Current Zone	Proposed Zone	Current General Plan	Proposed General Plan	Acreage	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
1530281043	4128 W 3100 S	R-1-6	A	Low Density Residential	Low Density Residential	1.45	MDW LIV TRUST	5137 W PAVANT AVE	WEST VALLEY	UT	84120-2827
1527451007	1581 W 3300 S	R-1-12	A	Low Density Residential	Low Density Residential	1.40	MICHAEL H AND LEANNE S DOOM	1581 W 3300 S	WEST VALLEY	UT	84119-3337
1531329050	3838 S 4400 W	R-1-8	A	Low Density Residential	Large Lot Residential	1.20	ANIL K SINGH & VENUS G SINGH LIVING TRUST 06/2	2732 S 3600 W	WEST VALLEY	UT	84119-1643
2105101004	3991 W 4100 S	RM	C-1	Non-Retail Commercial	Neighborhood Commercial	0.76	STRENG CHHOUR AND KIM LUY KHIEV	3806 S 4745 W	WEST VALLEY	UT	84120-7803
1531329057	3822 S 4400 W	R-1-8	A	Low Density Residential	Large Lot Residential	1.00	AKS&VGS LIV TR	2732 S 3600 W # C	WEST VALLEY	UT	84119-1155
2001480025	4914 W 4700 S	RM	A	Medium Density Residential	Low Density Residential	1.89	MENG CHHOUR	3794 S RANCHO VISTA LN	WEST VALLEY	UT	84120-2775

4/5/2021

Anil Singh
2732 South 3600 West, Suite C
West Valley City
Utah, 84119

West Valley City
CED Director
3600 Constitution Blvd.
West Valley City 84119

Application GPZ-4-2021

I am in receipt of your letter dated 3/31/2021 regarding proposed amendment to the City General Plan and zoning map.

I own three real estate properties there.
1. 3822 S 4400 W, WVC, UT
2. 3838 S 4400 W, WVC,UT Front
3. 3838 S 4400 W, WVC,UT Rear

I strongly object to the proposed amendment to City General Plan and zoning map. Changes will negatively affect my properties and my future plans. Proposed amendment shall be denied by the city.

I can be reached at 801 554 8577 for any further discussions.

Sincerely,

Anil Singh

GPZ-4-2021
West Valley City
Various
12 acres total

West Valley City has submitted a General Plan/zone change application for 8 parcels located at various locations. The attached spreadsheet lists each of the 8 parcel numbers and their addresses, current zoning, proposed zoning, current General Plan designations, proposed General Plan designations (some of which are not proposed to change), acreages, and ownership information.

The Utah Legislature recently passed HB 98 that, among other things, removed cities' ability to regulate most building design standards for a one to two family dwelling or townhome where no development agreement exists. Most vacant properties in the City planned for residential use either have a development agreement that includes building design standards, or they are within an agricultural zone where staff anticipates a development agreement upon a future zone change. The subject properties do not have a development agreement and are zoned R-1-6, R-1-8, R-1-12 and RM. The properties zoned R-1 could be developed as single unit dwellings without many of the City's building design standards once HB 98 becomes effective. The properties zoned RM could be developed as townhomes without many of the City's building design standards once HB 98 becomes effective.

Staff's original list of properties included a nineth property – the Sonrise Baptist Church parcel at 3550 S 4400 W which is zoned RM. Upon hearing about the proposed zone change, the owner agreed to a development agreement where any future multi-unit residential development would follow the City's current design standards. This development agreement is being considered by the City Council on April 13th.

Below is a brief commentary on each of the eight parcels:

- 4128 W 3100 S: At the time this report was written, staff had received no input from the owner. If this property is rezoned from R-1-6 to A, the owner could later apply to rezone the property to R-1-7 or another larger lot zone.
- 1581 W 3300 S: At the time this report was written, staff had received no input from the owner. If this property is rezoned from R-1-12 to A, the owner could later apply to rezone the property to R-1-7 or another larger lot zone.
- 3846 S 2200 W: The owner contacted staff and was opposed to the application. If this property is rezoned from R-1-8 to A, the owner could later apply to rezone the property to R-1-7 or another larger lot zone.
- 3838 S and 3822 S 4400 W: The owner, Anil Singh, contacted staff and was opposed to

the application. A letter from Mr. Singh is included with this report. If this property is rezoned from R-1-8 to A, the owner could later apply to rezone the property to RE since the two parcels together are over 2 acres.

- 3991 W 4100 S: At the time this report was written, staff had received no input from the owner. If this property is rezoned from RM to C-1, the owner could later apply to rezone the property to RM.
- 3870 S Redwood Rd: The owner contacted staff and is considering a development agreement similar to the owner of the Sonrise Baptist Church. The owner indicated that he will let staff know his decision before the Planning Commission meeting. If this property is rezoned from RM to C-2, the owner could later apply to rezone the property to RM.
- 4914 W 4700 S: At the time this report was written, staff had received no input from the owner. If this property is rezoned from RM to A, the owner could later apply to rezone the property to RM.

Staff Alternatives:

1. Approval.

2. Continuance. This application should be continued for reasons determined during the public hearing.

3. Denial.

Discussion: Steve Pastorik presented the application. Steve explained this application is for rezoning and, in some cases, a General Plan change on eight different parcels throughout West Valley City. Steve then went over each parcel separately, explaining the zone change, and in some cases, the General Plan change request. Steve said he had received an email from Anil Singh in opposition to the proposal.

Commissioner Winters asked Steve if this proposal is approved how many properties could go back to the original zone with a development agreement. Steve went back through the different parcels and pointed out what parcels could go back to their original zoning. Commissioner Winters said it looks like there is only one case where they could not go back to the original zoning, is that correct? Steve confirmed his statement.

Loay Alabbas, owner of the property at 3846 South 2200 West, addressed the Commission. Mr. Alabbas would like to keep the current zoning on his property.

Steve explained the option of a development agreement. Steve also stated Mr. Alabbas could leave his comment of not wanting his property rezoned. The

Commission can still vote in favor of the rezoning. Then, this application will be sent to the City Council. Steve explained he could attend this meeting and give his feedback there as well.

Mr. Alabbas would like to develop his property, and in speaking with his neighbor, Steve Lehman, he was informed that 1/3 of an acre minimum was needed to develop his property. So, he put a hold on his plans. Steve Pastorik said the 1/3 of an acre minimum could have been regarding flag lot requirements. If this property was to have a flag lot, there could be challenges with meeting the required minimum lot size.

Chair Meaders asked Mr. Alabbas if he would want to pursue a development agreement with the City. He stated he would like to look into a development agreement.

Motion: Commissioner Winters motioned to approve GPZ-4-2021 as to those properties that have not agreed to enter a development agreement or express interest and continued indefinitely the properties at 3846 South 2200 West and 3810 South Redwood Road.

Commissioner McEwen seconded the motion.

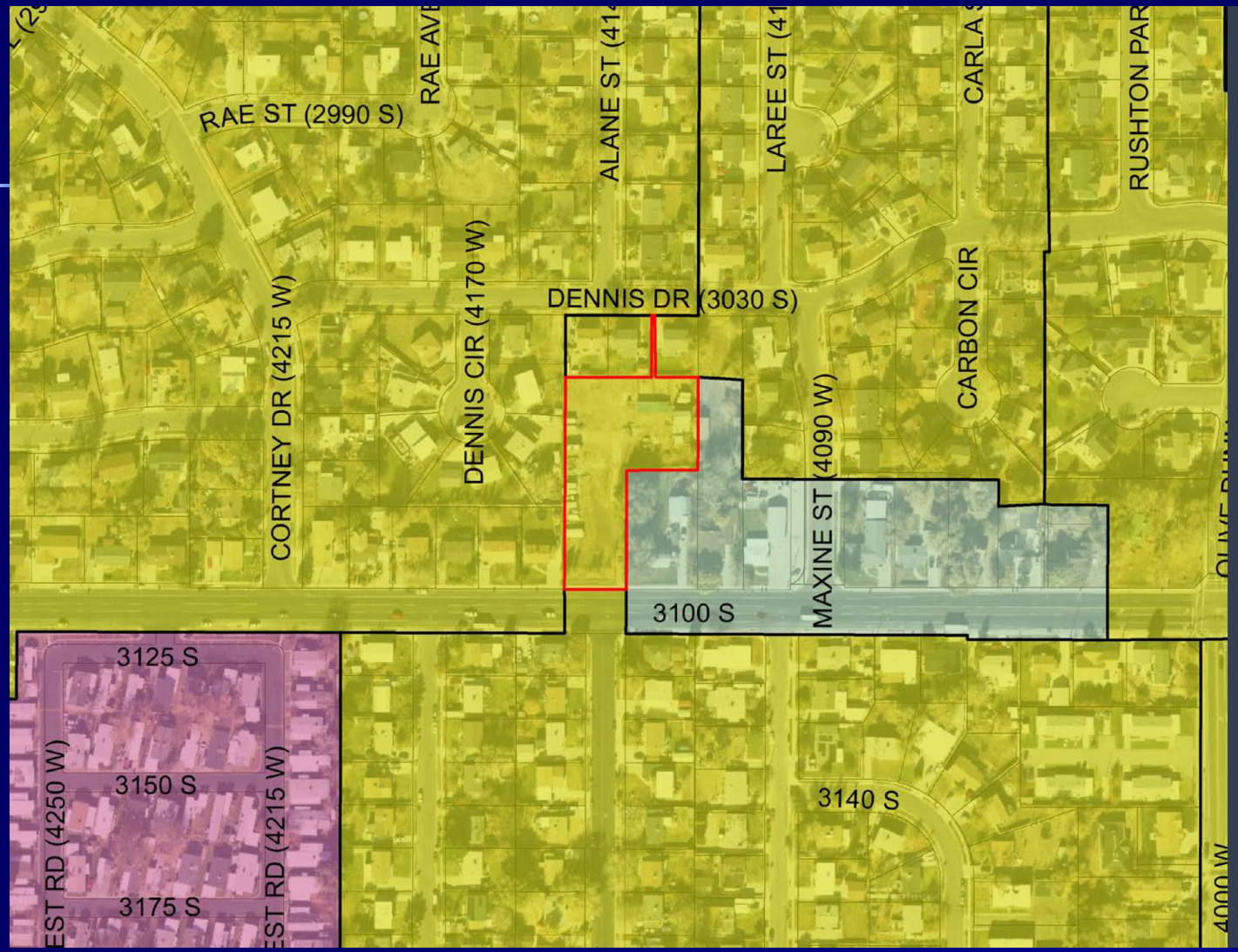
Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Porter	Yes
Commissioner McEwen	Yes
Commissioner Wood	Yes

Unanimous – GPZ-4-2021 – Approved.

GPZ-4-2021

Petition by WEST VALLEY CITY requesting amendments to the General Plan and rezoning of certain properties in West Valley City. A full list of affected properties and proposed General Plan and zone changes is available at (http://bit.ly/3eLPDOw). (Planning and Zoning at 801-963-3282)



Address

- 4128 W 3100 S

Current Zoning

- R-1-6 zone

Proposed Zoning

- A zone

Area

- 1.5 acres

Land Use

- Home

Current General Plan

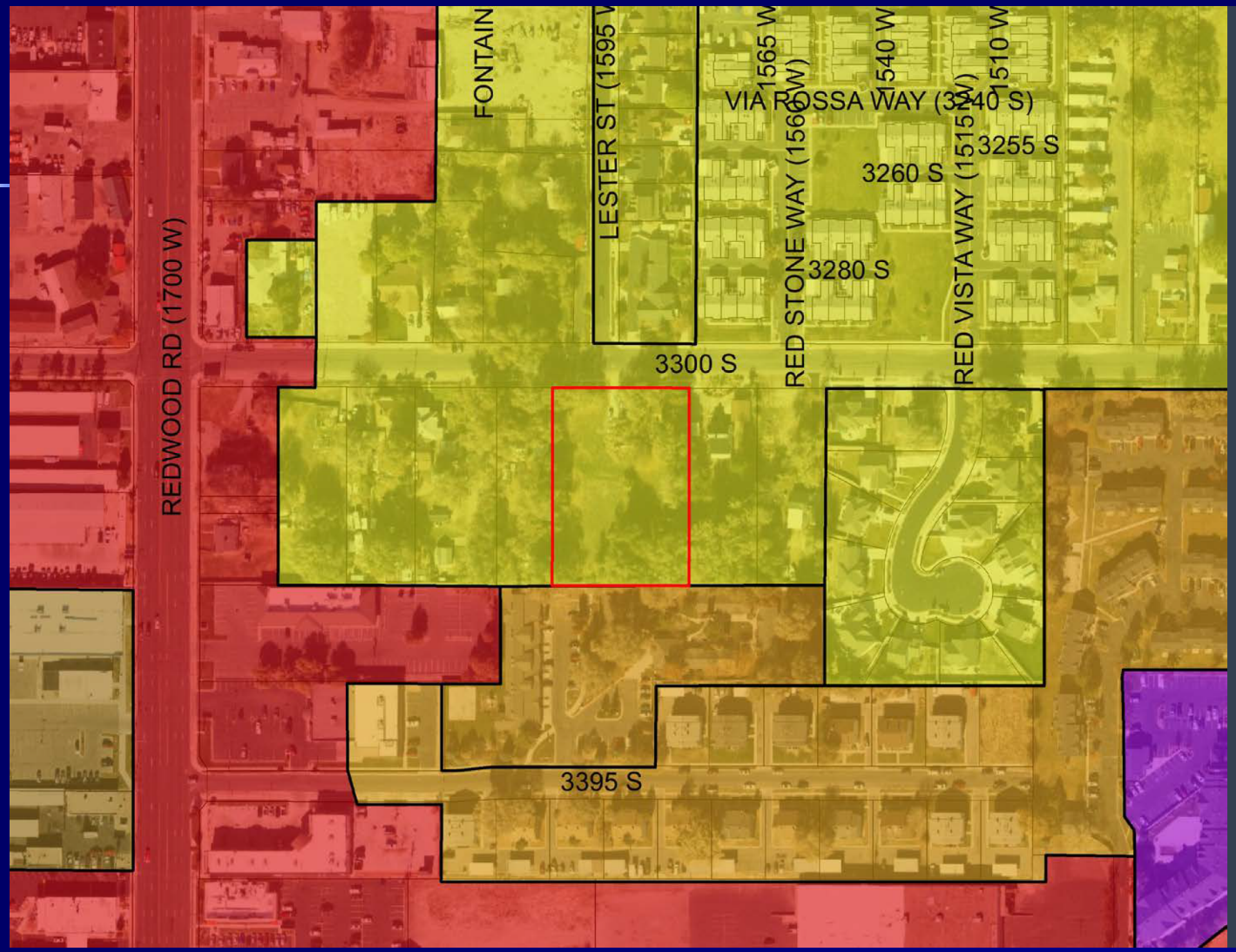
- Low density

Proposed General Plan

- No change

GPZ-4-2021

Petition by WEST VALLEY CITY requesting amendments to the General Plan and rezoning of certain properties in West Valley City. A full list of affected properties and proposed General Plan and zone changes is available at (http://bit.ly/3eLPDOw). (Planning and Zoning at 801-963-3282)



Address

- 1581 W 3300 S

Current Zoning

- R-1-12 zone

Proposed Zoning

- A zone

Area

- 1.4 acres

Land Use

- Home

Current General Plan

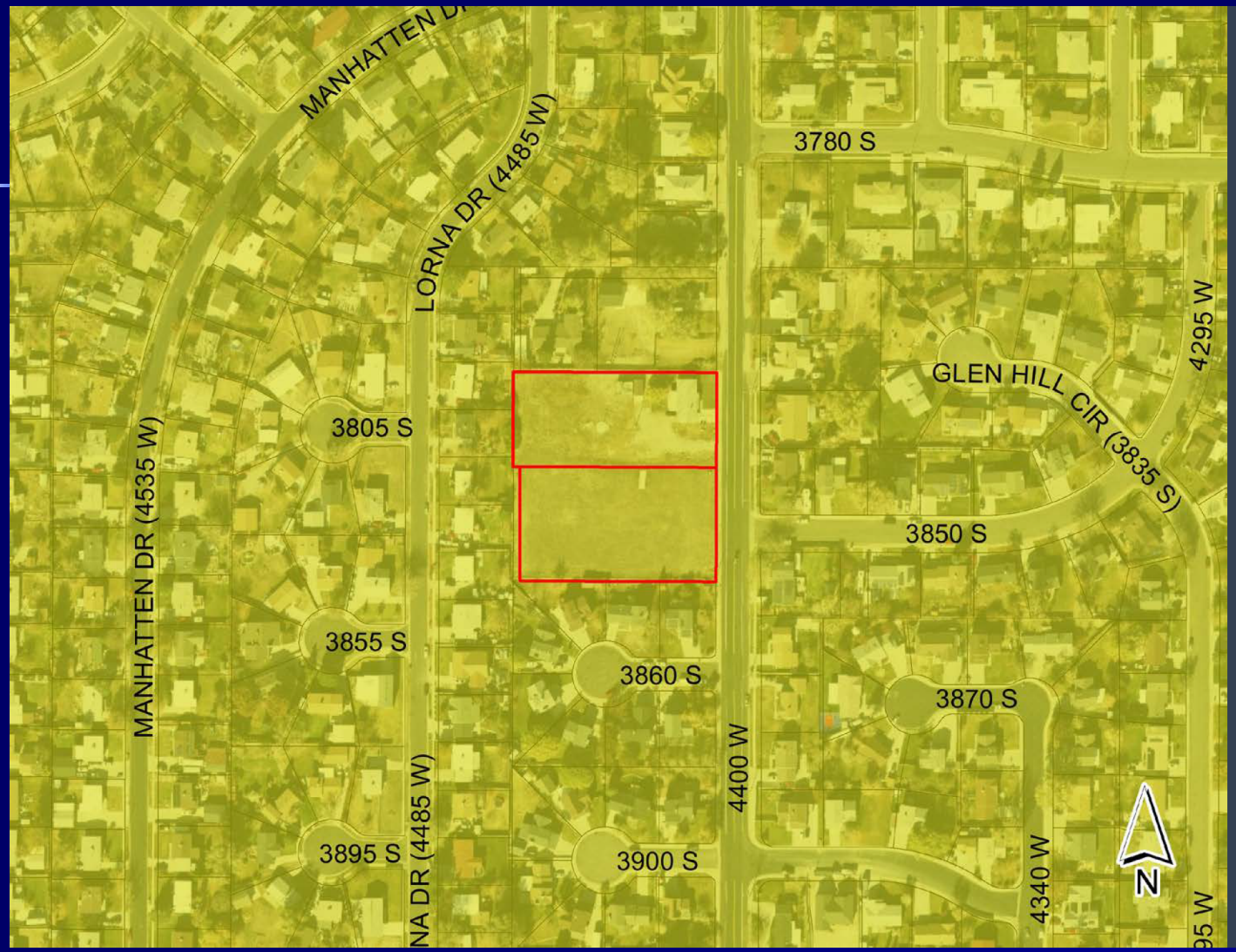
- Low density

Proposed General Plan

- No change

GPZ-4-2021

Petition by WEST VALLEY CITY requesting amendments to the General Plan and rezoning of certain properties in West Valley City. A full list of affected properties and proposed General Plan and zone changes is available at (http://bit.ly/3eLPDOw). (Planning and Zoning at 801-963-3282)



Address

- 3822/38 S 4400 W

Current Zoning

- R-1-8

Proposed Zoning

- A

Area

- 2.2 acres

Land Use

- Home and vacant

Current General Plan

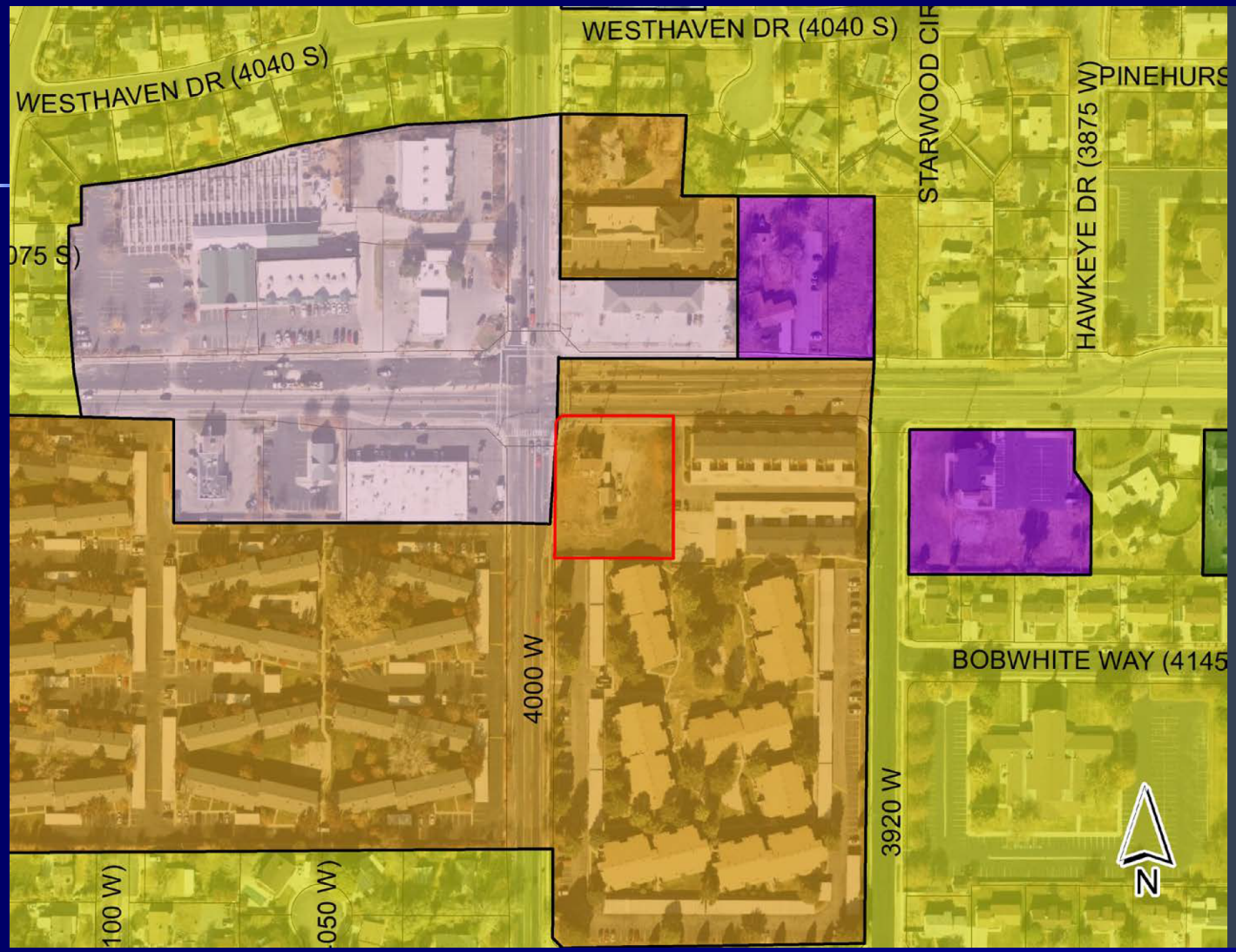
- Low density

Proposed General Plan

- Large lot

GPZ-4-2021

Petition by WEST VALLEY CITY requesting amendments to the General Plan and rezoning of certain properties in West Valley City. A full list of affected properties and proposed General Plan and zone changes is available at (http://bit.ly/3eLPDOw). (Planning and Zoning at 801-963-3282)



Address

- 3991 W 4100 S

Current Zoning

- RM

Proposed Zoning

- C-1

Area

- 0.8 acres

Land Use

- Home

Current General Plan

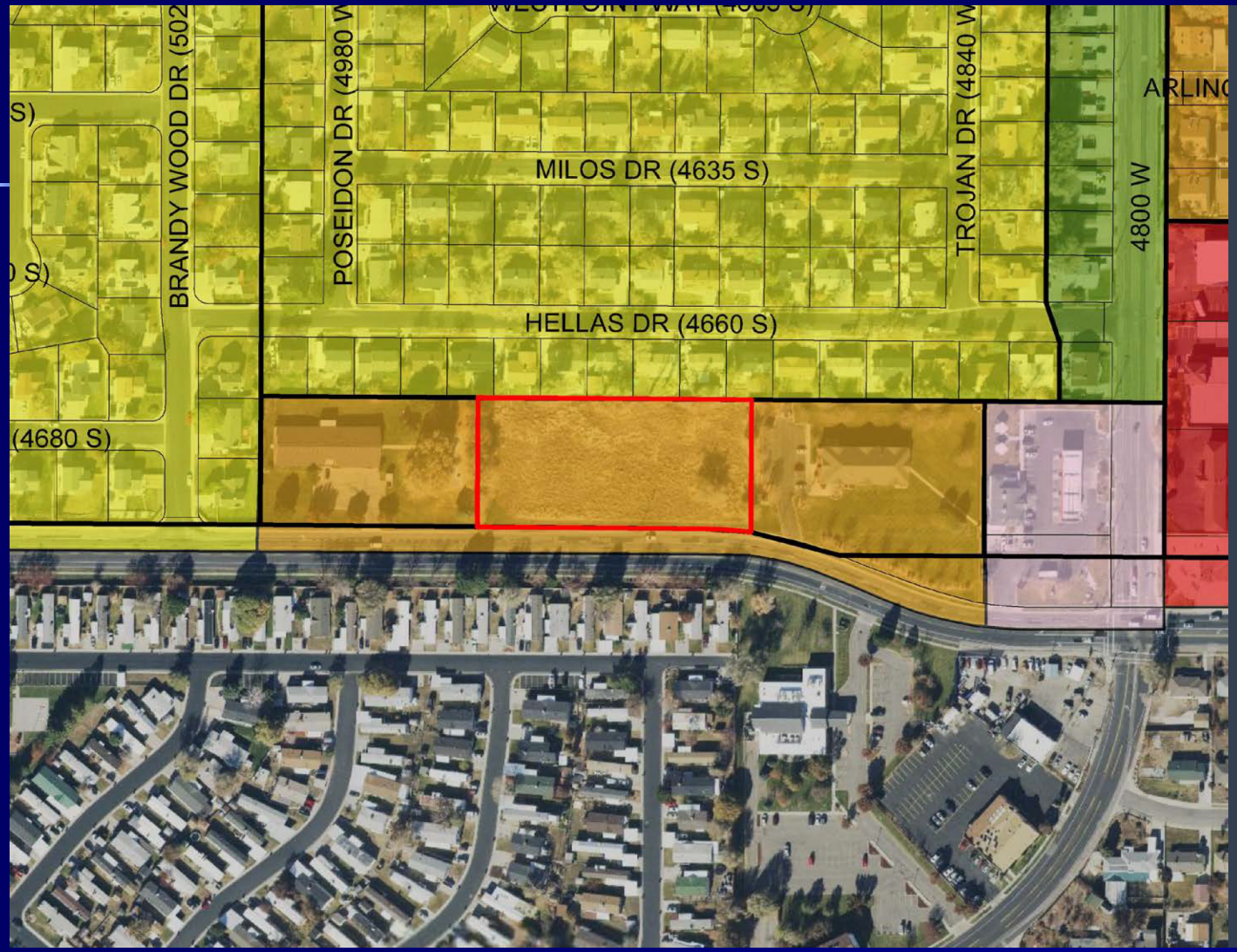
- Non-retail comm.

Proposed General Plan

- Neighborhood comm.

GPZ-4-2021

Petition by WEST VALLEY CITY requesting amendments to the General Plan and rezoning of certain properties in West Valley City. A full list of affected properties and proposed General Plan and zone changes is available at (http://bit.ly/3eLPDOw). (Planning and Zoning at 801-963-3282)



Address

- 4914 W 4700 S

Current Zoning

- RM zone

Proposed Zoning

- A zone

Area

- 1.9 acres

Land Use

- Vacant

Current General Plan

- Medium density

Proposed General Plan

- Low density

ITEM #_____
FISCAL IMPACT: $0.00
FUNDING SOURCE: N/A
ACCOUNT NUMBER: N/A

ISSUE:

Delay Agreement from TR West Valley, LLC for property located at 6862 W 2100 S (North Frontage Road)

SYNOPSIS:

A delay of the installation of improvements required by city development code

BACKGROUND:

TR West Valley, LLC has requested to delay the installation of off-site improvements on the SR-201 North Frontage Road at 6862 W 2100 S as required by ordinance for their proposed site improvements. Off-site improvements include the installation of curb, gutter, and sidewalk, asphalt pavement widening and streetlights.

Presently, there are no adjoining roadway improvements along this property. Postponing the construction of the required improvements would allow time for additional development to provide similar adjoining improvements and would eliminate the creation of drainage problems.

RECOMMENDATION:

Approval of Delay Agreement.

SUBMITTED BY:

Daniel Johnson, P.E., Assistant Public Works Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO APPROVE A DELAY AGREEMENT WITH TR WEST VALLEY, LLC TO DELAY CERTAIN IMPROVEMENTS AT 6862 WEST 2100 SOUTH.

WHEREAS, TR West Valley, LLC ("Owner") is the owner of certain property located at 6862 West 2100 South (the "Property"); and

WHEREAS, the City Code requires that certain improvements be completed adjacent to the Property unless a delay agreement is executed; and

WHEREAS, a delay agreement would permit time for future development and ensure that the improvements adjacent to the Property are completed in a consistent manner that avoids drainage concerns and related complications; and

WHEREAS, a delay agreement (the "Agreement") has been prepared by and between the City and Owner setting forth the terms on which the improvements adjacent to the property may be delayed; 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 approve the delay agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the above-referenced document entitled "West Valley City Delay Agreement For Completion of Improvements" is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute, and the City Recorder is authorized to record, the Agreement for and on behalf of West Valley City, subject to final approval of the Agreement by the City Manager and the City Attorney's Office.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2021.

WEST VALLEY CITY

_____

MAYOR

ATTEST:

_____

CITY RECORDER

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

Parcel I.D. #: 14-22-176-002

WEST VALLEY CITY
DELAY AGREEMENT FOR COMPLETION OF IMPROVEMENTS

THIS AGREEMENT, (herein "Agreement"), is entered into this _____ day of _____, 2021.

***** PARTIES *****

"APPLICANT": TR WEST VALLEY, LLC

a(n): ☐ individual ☐ corporation ☐ partnership ☒ limited liability company ☐ trust ☐ other

Address: 2001 Ross Ave Ste 3400

City: Dallas State: TX Zip: 75201

Contact: Duncan Walker, Vice President / Assistant Secretary

Telephone: (972) 715-7497

Email: Duncan.Walker@invesco.com

"CITY": West Valley City, a municipal corporation of the State of Utah,
Address: 3600 S. Constitution Boulevard, West Valley City, Utah 84119
Telephone: (801) 963-3318
Facsimile: (801) 963-3540

PROCESSING FEE – This s a non-refundable fee to be paid at the time AGREEMENT is submitted ***(CHECK ONE):***

X $300 – Commercial
_____ $100 – Residential

This Box For City Use Only		
□ Fee Paid	Agreement ID #	Check #:

*** * * * * RECITALS * * * * ***

WHEREAS, APPLICANT desires to execute the following type of Delay Agreement ***(CHECK ONE)***:

X Delay Agreement for off-site improvements

_____ Delay Agreement for on-site improvements

_____ Other (explain): _____

with the CITY for West Valley Utah Industrial
(DESCRIPTION OR NAME OF PROJECT)

located at 6862 West SR-201 North Frontage Road
(ADDRESS OF PROJECT)

the legal description of land contiguous to where the improvements described below are to be installed and/or constructed must be provided ***(CHECK ONE)***:

X more particularly described in Exhibit A attached hereto and incorporated herein by reference;

- or -

_____ more particularly described as follows, to wit: _____

_____

WHEREAS, prior to the actual issuance of any permit(s)/approval(s), APPLICANT is required to complete this Agreement, which will delay the installation of the following improvements ***(CHECK ONE)***:

X described in Exhibit B, attached hereto and incorporated herein by this reference;

- or -

_____ described as follows: _____

_____

WHEREAS, CITY cannot grant said permit(s) and/or approval(s) until APPLICANT agrees to the conditions set forth hereunder regarding the above-described improvements.

NOW, THEREFORE, in consideration of the premises, the parties agree as follows:

1. CITY agrees to permit APPLICANT (CHECK ONE OF THE FOLLOWING):

X to defer completion of the improvements until such time as written notice is sent to APPLICANT demanding installation and/or completion of any or of all the improvements; or, to reimburse CITY for CITY's installation and/or completion of the improvements at such time as CITY, through written notice to APPLICANT, demands reimbursement.

- or -

_____ Other (explain): _____

2. Unless otherwise expressly agreed in paragraph 1 above, CITY may require any or all of the improvements to be partially or wholly completed, in any order or pursuant to any timetable deemed appropriate by CITY.

3. Installation of the improvements by APPLICANT shall commence within 30 days of the date of the written notice or other time mentioned in paragraph 1 above, and shall be completed within 90 days of the date of the written notice.

4. The cost of the improvements and their installation and completion shall be completely and wholly borne by APPLICANT.

5. APPLICANT shall not be relieved from the obligation to install the improvements until such installation has been performed to the satisfaction of CITY.

6. Notwithstanding the provisions set forth above, if prior to the deferred time period set out in paragraph 1 above APPLICANT applies to CITY for approval to develop the property adjacent to the property described above, CITY may require said deferred improvements to be installed at the same time approval is given to develop the adjacent property.

7. If APPLICANT sells or leases property adjacent to the property described above and the buyer or lessee applies to CITY for approval to develop the adjacent property, CITY may require the improvements to be installed at the same time approval is given to develop the adjacent property.

8. The parties expressly agree that CITY may at any time, at its option, install and/or complete the improvements. Should CITY exercise its option, APPLICANT shall reimburse to CITY, within 30 days of the date mentioned in paragraph 1 above, all costs resulting from said installation and/or completion.

9. Should APPLICANT fail to install and complete the improvements as required by CITY pursuant to the terms of this Agreement or reimburse CITY as herein agreed, or otherwise fail to perform its obligation pursuant to the terms of this Agreement, APPLICANT recognizes CITY's right to recover the costs necessary to install the improvements or obtain reimbursement therefore through foreclosure proceedings on the property described above.

10. If a special improvement district is proposed, which district would in whole or in part finance the installation of any or of all the improvements required under this Agreement, APPLICANT expressly agrees not to oppose the forming of the special improvement district or the cost thereof. APPLICANT expressly acknowledges that its obligation for completion of or reimbursement for any improvements which are the subject of this Agreement, but are not or will not be installed as part of the special improvement district, shall not be affected by said special improvement district.

11. Any and all of the obligations of APPLICANT as outlined in this Agreement shall run with the land described above and shall constitute an encumbrance thereon. The rights, duties and obligations herein shall inure to the benefit of and be binding upon the heirs, successors-in-interest, assigns, transferees, and any subsequent purchaser of the parties.

12. In the event CITY commences legal action to enforce or interpret any term of this Agreement, CITY shall be entitled to recover from APPLICANT reasonable attorney's fees, court costs, and any other costs in connection with said action.

13. If any provision of this Agreement is declared invalid by a court of competent jurisdiction, the remaining provisions shall not be affected thereby, but shall remain in full force and effect.

***** SIGNATURE REQUIREMENTS *****

1. **SIGNATURE(S) FROM A CORPORATION**. If Applicant is a Corporation, this Agreement shall be signed by the President. If someone other than the President signs on behalf of the company, a “Corporate Resolution” must be attached, and should verify that the person signing the agreement can bind the corporation.

2. **SIGNATURE(S) FROM A PARTNERSHIP**. If Applicant is a Partnership, this agreement shall be signed by the General Partner.

3. **SIGNATURE(S) FROM A LIMITED LIABILITY COMPANY.** If Applicant is a Limited Liability Company, this Agreement shall be signed by a Managing Member. CITY may request a copy of the Articles of Organization.

4. **SIGNATURE(S) FROM A TRUST.** If Applicant is a trust, this Agreement shall be signed by a Trustee.

WHEREUPON, the parties hereto have set their hands the day and year first above written.

"APPLICANT"

By: _____

Print Name: Duncan Walker

Title: Vice President / Assistant Secretary
(Signature must be notarized on pages following.)

"CITY"

_____
MAYOR

_____
CITY MANAGER

ATTEST:

_____
CITY RECORDER

APPROVED AS TO CONTENT:

By: _____ _____
CITY Department Date

APPROVED AS TO FORM:

By: _____ _____
CITY Attorney's Office Date

APPLICANT NOTARIZATION

(Notary must complete the correct certificate)

COMPLETE ONLY IF APPLICANT IS AN INDIVIDUAL

State of _____)
:ss
County of _____)

On this _____ day of February, 2021, personally appeared before me Cort VanGorder, 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.

_____
Notary Public

EXHIBIT A

Esc / CLEAR | Logoff | Applications

VTDI 14-22-176-002-0000 DIST 29X TOTAL ACRES 24.80
TR WEST VALLEY LLC TAX CLASS UPDATE REAL ESTATE
LEGAL BUILDINGS
% INVESCO ADVISERS, INC. PRINT U TOTAL VALUE
2001 ROSS AVE NO: # 3400
DALLAS TX 75201 EDIT 1 FACTOR BYPASS
LOC: 6862 W SR-201 N FRNTGE RD EDIT 0 BOOK 11116 PAGE 8618 DATE 02/16/2021
SUB: SEC 22 TWNSHP 1S RNG 2W TYPE SECT PLAT
05/04/2021 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG N 89¬51'54" E 1843.7 FT & N 00¬08'06" W 319.77 FT FR W
1/4 COR OF SEC 22, T 1S, R 2W, SLM; N 00¬08'06" W 1412.73
FT; E 816.53 FT M OR L; S 1210.38 FT M OR L; SW'LY ALG A
3789.71 FT RADIUS CURVE TO THE R 795.24 FT M OR L; SW'LY ALG
A 5639.58 FT RADIUS CURVE TO THE R 44.44 FT TO BEG. 24.8 AC.
4010-0294 THRU 0305 4010-0306 5400-2190 6548-1719 8921-0689
08985-5079 10699-6321 10708-0632 10771-5774 11000-1531
11010-0129 11010-0132

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV
1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

HostKeyPad

Reset | Default | Refresh | Disconnect | Turn Keyboard Off

Salt Lake County Government Center – 2001 South State Street Salt Lake City, UT 84190 – 801 468-3000

'Exhibit B'

Delay Agreement

5 May 2021

Property Owner: TR WEST VALLEY, LLC

Property Location: 6862 West SR-201 North Frontage Road
West Valley, Utah

CURB & GUTTER: 833 Lineal Ft. of 30" curb and gutter

SIDEWALK: 833 Lineal Ft. of 5' sidewalk

ASPHALT: Widen existing pavement along 833 Lineal Ft. of Frontage to Collector Roadway width (66' Right of way) for center turn lane. Include tapered transitions from existing roadway - approximately 1685 s.y. of 6" Asphalt Pavement + 14" Untreated base courser per West Valley City Standards.

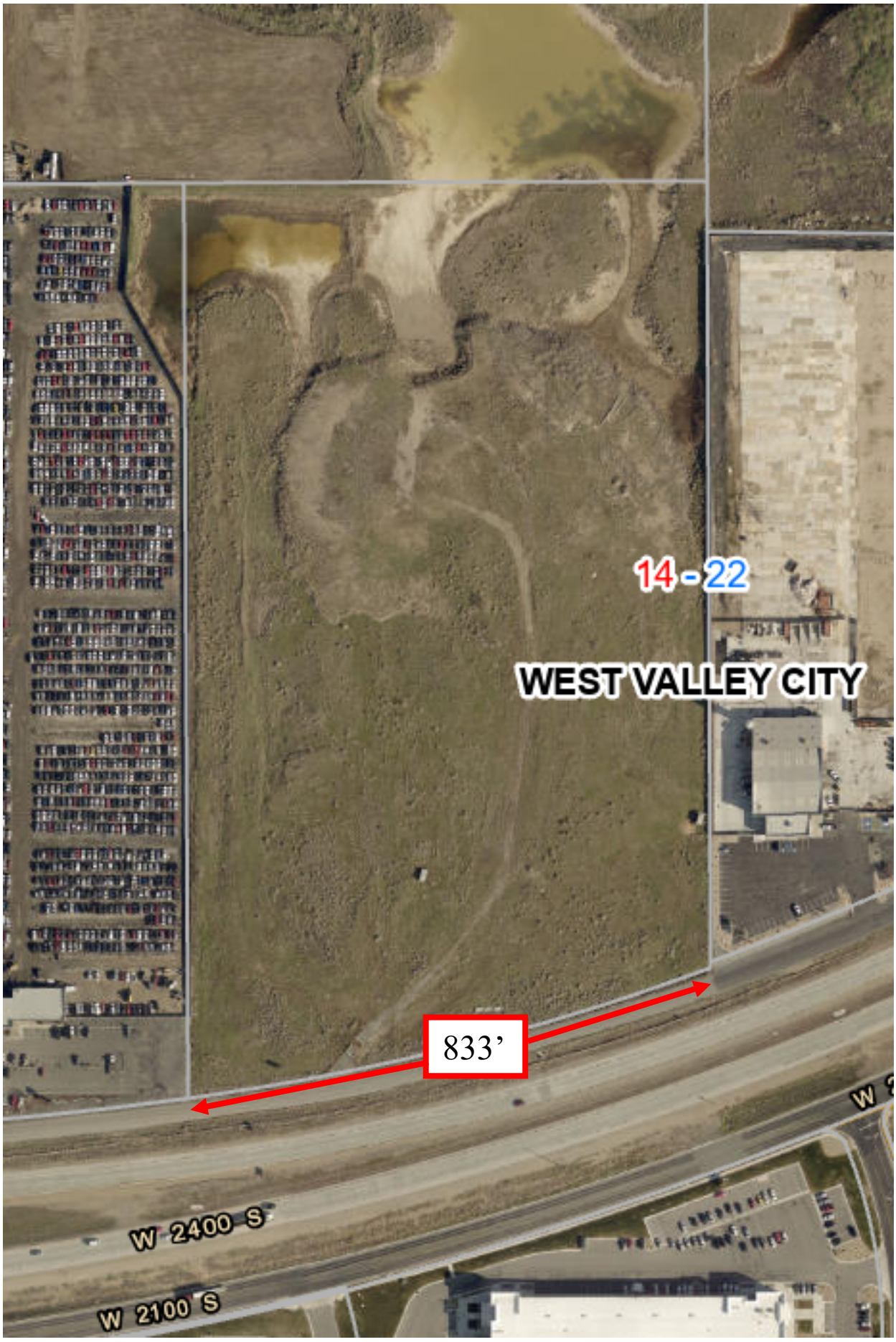
ACCESS: Flare Driveway Approach per APWA Std Plan 221.1 at each access location

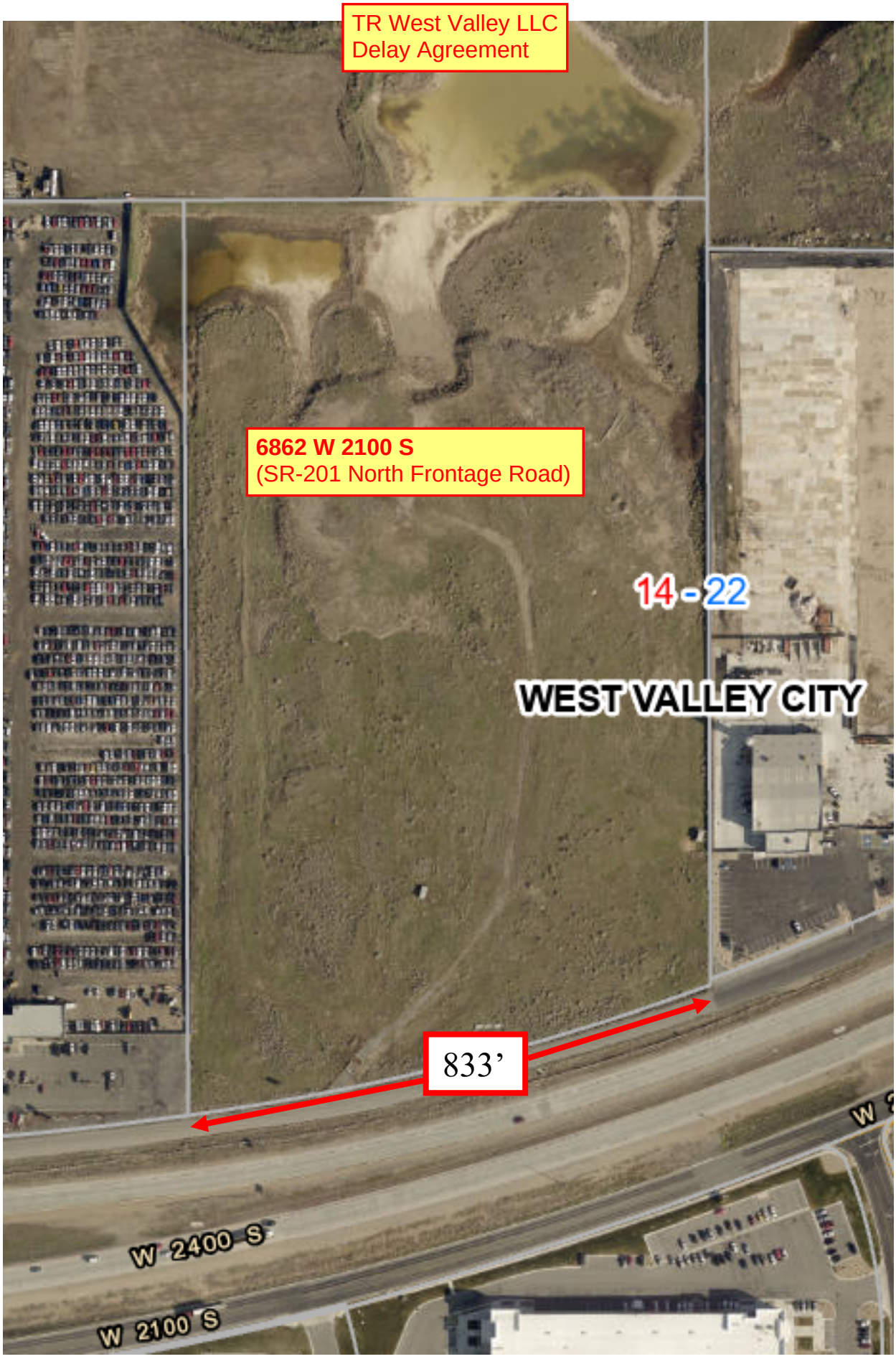
STORM DRAIN INFRASTRUCTURE: Right of Way drainage system along 833 Lineal Ft. Of Frontage - 7 curb inlets, 2 flared end transition structures and approximately 869 Lineal Ft of 18" reinforced concrete pipe.

STRIPING: Pavement striping for center turn lane along 833 Lineal Ft. of Frontage and tapered transitions from existing roadway width.

STREET LIGHTING: Street Lighting System along 833 Lineal Ft. of Frontage per West Valley City Standards and Specifications

Parcel # 14-22-176-002


14-22
WEST VALLEY CITY
833’
W 2400 S
W 2100 S


TR West Valley LLC
Delay Agreement
6862 W 2100 S
(SR-201 North Frontage Road)
14-22
WEST VALLEY CITY
833’
W 2400 S
W 2100 S

Item #:	
Fiscal Impact:	$6,000.00
Funding Source:	General Fund Federal TIGER Grant
Account #:	45-9610-40750-75259-0200
Budget Opening Required:	

ISSUE:

Authorization, acceptance and execution of a Right-of-way Purchase Agreement, and acceptance of a Warranty Deed, Perpetual Easement and a Temporary Construction Easement.

SYNOPSIS:

The Donna Rae Hogan Family Trust Dated 4-29-09 has signed a signed a Right-of-way Purchase Agreement, Warranty Deed, Perpetual Easement and a Temporary Construction Easement for property located at 2717 W. Bedford Road (21-04-182-021).

BACKGROUND:

This portion of the Donna Rae Hogan Family Trust parcel located at 2717 W. Bedford Road is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2020. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from the Donna Rae Hogan Family Trust includes a Warranty Deed for 44 square feet of land, a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of $6,000.00 was negotiated based upon the Appraisal Report prepared by the Fortis Group LLC which indicated a value of $5,400.00.

RECOMMENDATION:

Accept Warranty Deed, Perpetual Easement, Temporary Construction Easement and authorize Mayor to execute Easement Purchase Agreement. Authorize City Recorder to record said Warranty Deed, Perpetual Easement and the Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A RIGHT OF WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED, A PERPETUAL EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM THE DONNA RAE HOGAN FAMILY TRUST FOR PROPERTY LOCATED AT 2717 WEST BEDFORD ROAD.

WHEREAS, the Donna Rae Hogan Family Trust Dated 4-29-09 (herein "Owner") has entered into a Right of Way Purchase Agreement for property located at 2717 West Bedford Road that is affected by the 2700 West Improvements Project (herein "Project"); and

WHEREAS, Owner has also signed a Warranty Deed, a Perpetual Easement, and a Temporary Construction Easement (the "Documents"), 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 Right of Way Purchase Agreement with Owner, and to accept the Documents;

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

1. That the above-referenced document entitled "West Valley City Right of Way 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 Documents for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____ day of _____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY
RIGHT OF WAY PURCHASE AGREEMENT

On this 17 day of May, 2021, the Donna Rae Hogan Family Trust Dated 4-29-09 (herein GRANTOR), hereby agrees to sell to GRANTEE, West Valley City (the "City"), 3600 Constitution Blvd., West Valley City, Utah 84119, certain property and easements 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 warranty deed in the form and for the property described in Exhibit A. GRANTOR shall also deliver a perpetual easement and a temporary construction easement in the form and for the property described in Exhibits B and C.

2. The City shall pay $6,000.00 for the property and easements described in Section 1. This amount constitutes fair market value and is the entire payment for the property and easements and any and all known or potential damages, costs, or value that may be related to the property and easements. 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 set forth in Section 2 above includes the cost to the Grantor to restore the temporary construction easement property. Such restoration 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
DONNA RAE HOGAN, AS TRUSTEE

Donna Rae Hogan, Trustee

State of Utah)
:ss
County of Salt Lake)

On this 17 day of May, 2024, personally appeared before me Donna Rae Hogan, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee or successor trustee of the Donna Rae Hogan Family Trust Dated 4-29-09, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

BRANDI DAVENPORT
Notary Public, State of Utah
Commission # 706376
My Commission Expires
May 18, 2023

Notary Public

GRANTEE
MAYOR

ATTEST:

CITY RECORDER

EXHIBIT A
WARRANTY DEED

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

Space above for County Recorder's use

Portion of PARCEL I.D. #**21-04-182-021**

WARRANTY DEED

The Donna Rae Hogan Family Trust Dated 4-29-09, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land in fee, located at **2717 W. Bedford Road**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

> A parcel of land in fee, being part of an entire tract of property located in the Northeast Quarter of Section 4, Township 2 South, Range 1 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 Northeast Corner of Lot 218 of Briargate No. 2 subdivision according to the official plat thereof as recorded in Book 75-8 at page 124 in the office of the Salt Lake County Recorder; thence South 00°01'03" West 12.50 feet along the easterly line of said lot; thence North 32°38'47" West 14.82 feet to the northerly line of said lot; thence North 89°51'50" East 8.00 feet along said northerly line to the POINT OF BEGINNING. Containing 50 square feet.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

WITNESSED the hand of said GRANTOR this _____ day of _____, 2021.

GRANTOR
Donna Rae Hogan, Trustee of the Donna Rae Hogan Family Trust Dated 4-29-09

_____
Donna Rae Hogan, Trustee

State of _____)
:ss
County of _____)

On this _____ day of _____, 2021, personally appeared before me **Donna Rae Hogan,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee of the **Donna Rae Hogan Family Trust Dated 4-29-09**, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

_____
Notary Public

EXHIBIT B
PERPETUAL EASEMENT

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 I.D. # **21-04-182-021**

PERPETUAL EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **The Donna Rae Hogan Family Trust Dated 4-29-09,** GRANTOR**,** hereby grants and conveys to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the purpose of constructing and maintaining a wall and footings on, over, and across real property located in Salt Lake County, State of Utah, said easement being more particularly described as follows:

> A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:
>
> Beginning at the Southeast Corner of Lot 218 of Briargate No. 2 subdivision according to the official plat thereof as recorded in Book 75-8 at page 124 in the office of the Salt Lake County Recorder; thence South 89°51'50" West 1.50 feet along the southerly boundary of said lot; thence North 00°01'03" East 99.84 feet; thence South 32°38'47" East 2.78 feet; thence South 00°01'03" West 97.50 feet along the easterly line of said lot to the Point of Beginning. Encompassing 148 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.

WITNESSED the hand of said GRANTOR this _____ day of _____, 2021.

GRANTOR
Donna Rae Hogan, Trustee of the Donna Rae Hogan Family Trust Dated 4-29-09

_____
Donna Rae Hogan, Trustee

State of _____)
:ss
County of _____)

On this _____ day of _____, 2021, personally appeared before me **Donna Rae Hogan,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee of the **Donna Rae Hogan Family Trust Dated 4-29-09**, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

_____
Notary Public

EXHIBIT C
TEMPORARY CONSTRUCTION EASEMENT

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: **21-04-182-021**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **The Donna Rae Hogan Family Trust Dated 4-29-09**, 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, 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2717 W. Bedford Road**, for construction and replacement of improvements, said easement being described as follows:

> A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:
>
> Beginning South 89°51'50" West 1.50 feet from the Southeast Corner of Lot 218 of Briargate No. 2 subdivision according to the official plat thereof as recorded in Book 75-8 at page 124 in the office of the Salt Lake County Recorder; thence South 89°51'50" West 10.00 feet along the southerly boundary of said lot; thence North 00°01'03" East 110.00 feet to the northerly line of said lot; then North 89°51'50" East 3.50 feet along said northerly line; thence South 33°43'11" East 12.04 feet; thence South 00°01'03" West 99.84 feet along the easterly line of said lot to the Point of Beginning. Encompassing 1,067 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 year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this _____ day of _____, 2021.

GRANTOR
Donna Rae Hogan, Trustee of the Donna Rae Hogan Family Trust Dated 4-29-09

_____
Donna Rae Hogan, Trustee

State of _____)
:ss
County of _____)

On this _____ day of _____, 2021, personally appeared before me **Donna Rae Hogan,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee of the **Donna Rae Hogan Family Trust Dated 4-29-09**, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

_____
Notary Public

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

Space above for County Recorder's use

Portion of PARCEL I.D. #**21-04-182-021**

WARRANTY DEED

The Donna Rae Hogan Family Trust Dated 4-29-09, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land in fee, located at **2717 W. Bedford Road**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A parcel of land in fee, being part of an entire tract of property located in the Northeast Quarter of Section 4, Township 2 South, Range 1 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 Northeast Corner of Lot 218 of Briargate No. 2 subdivision according to the official plat thereof as recorded in Book 75-8 at page 124 in the office of the Salt Lake County Recorder; thence South 00°01'03" West 12.50 feet along the easterly line of said lot; thence North 32°38'47" West 14.82 feet to the northerly line of said lot; thence North 89°51'50" East 8.00 feet along said northerly line to the POINT OF BEGINNING. Containing 50 square feet.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

WITNESSED the hand of said GRANTOR this 17 day of May, 2021.

GRANTOR
Donna Rae Hogan, Trustee of the Donna Rae Hogan Family Trust Dated 4-29-09

Donna Rae Hogan Trustee
Donna Rae Hogan, Trustee

State of Utah)
:ss
County of Salt Lake)

On this 17 day of May, 2021, personally appeared before me **Donna Rae Hogan,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee of the **Donna Rae Hogan Family Trust Dated 4-29-09**, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

Notary Public

BRANDI DAVENPORT
Notary Public, State of Utah
Commission # 706376
My Commission Expires
May 18, 2023

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 I.D. # **21-04-182-021**

PERPETUAL EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **The Donna Rae Hogan Family Trust Dated 4-29-09,** GRANTOR, hereby grants and conveys to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the purpose of constructing and maintaining a wall and footings on, over, and across real property located in Salt Lake County, State of Utah, said easement being more particularly described as follows:

A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:

Beginning at the Southeast Corner of Lot 218 of Briargate No. 2 subdivision according to the official plat thereof as recorded in Book 75-8 at page 124 in the office of the Salt Lake County Recorder; thence South 89°51'50" West 1.50 feet along the southerly boundary of said lot; thence North 00°01'03" East 99.84 feet; thence South 32°38'47" East 2.78 feet; thence South 00°01'03" West 97.50 feet along the easterly line of said lot to the Point of Beginning. Encompassing 148 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.

WITNESSED the hand of said GRANTOR this 17 day of May, 2021.

GRANTOR
Donna Rae Hogan, Trustee of the Donna Rae Hogan Family Trust Dated 4-29-09

Donna Rae Hogan Trustee
Donna Rae Hogan, Trustee

State of Utah)
:ss
County of Salt Lake)

On this 17 day of May, 2021, personally appeared before me **Donna Rae Hogan,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee of the **Donna Rae Hogan Family Trust Dated 4-29-09**, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

Notary Public

BRANDI DAVENPORT
Notary Public, State of Utah
Commission # 706376
My Commission Expires
May 18, 2023

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: **21-04-182-021**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **The Donna Rae Hogan Family Trust Dated 4-29-09**, 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, 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2717 W. Bedford Road**, for construction and replacement of improvements, said easement being described as follows:

A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:

Beginning South 89°51'50" West 1.50 feet from the Southeast Corner of Lot 218 of Briargate No. 2 subdivision according to the official plat thereof as recorded in Book 75-8 at page 124 in the office of the Salt Lake County Recorder; thence South 89°51'50" West 10.00 feet along the southerly boundary of said lot; thence North 00°01'03" East 110.00 feet to the northerly line of said lot; then North 89°51'50" East 3.50 feet along said northerly line; thence South 33°43'11" East 12.04 feet; thence South 00°01'03" West 99.84 feet along the easterly line of said lot to the Point of Beginning. Encompassing 1,067 square feet, more or less.

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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 year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 17 day of May, 2021.

GRANTOR
Donna Rae Hogan, Trustee of the Donna Rae Hogan Family Trust Dated 4-29-09

Donna R Hogan Trustee
Donna Rae Hogan, Trustee

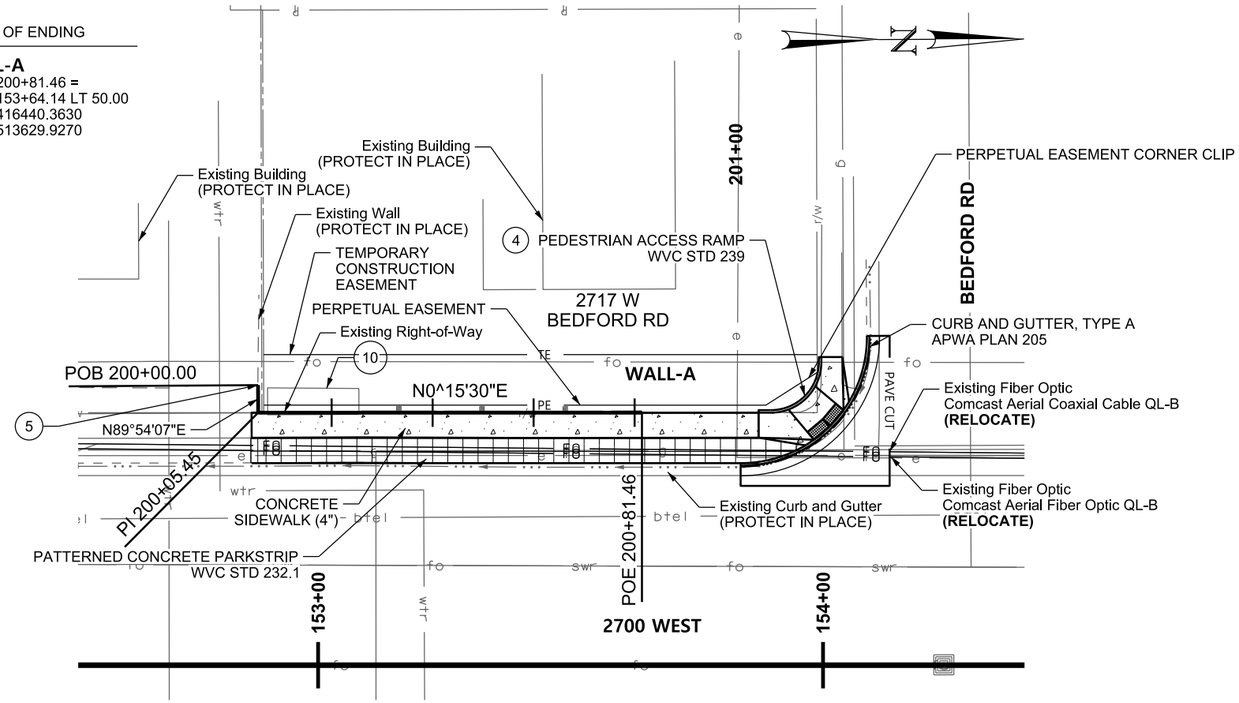
State of Utah)
:ss
County of Salt Lake)

On this 17 day of May, 2021, personally appeared before me **Donna Rae Hogan,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the trustee of the **Donna Rae Hogan Family Trust Dated 4-29-09**, and that the foregoing instrument was signed in behalf of said trust and she acknowledged to me that said trust executed the same.

Notary Public

BRANDI DAVENPORT
Notary Public, State of Utah
Commission # 706376
My Commission Expires
May 18, 2023

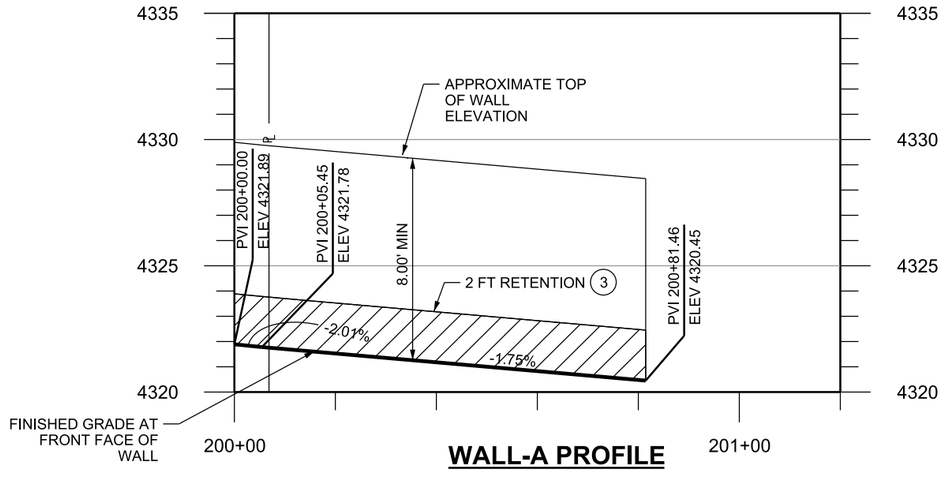
POINT OF BEGINNING	POINT OF INTERSECTION	POINT OF ENDING
WALL-A	**WALL-A**	**WALL-A**
POB 200+00.00 = 152+88.10 LT 55.45	PI 200+05.45 = 152+88.13 LT 50.00	POE 200+81.46 = 153+64.14 LT 50.00
N 416364.3497	N 416364.3590	N 416440.3630
E 513624.1313	E 513629.5842	E 513629.9270



WALL-A PLAN

NOTES

1. STEP ADJACENT PANELS NO MORE THAN 1 FT HEIGHT DIFFERENCE UNLESS OTHERWISE NOTED.
2. PROVIDE WALL DRAINAGE PER SHEET DT-04B, WHERE WALL RETAINS 1 FT OR GREATER.
3. DESIGN WALL PANEL TO RETAIN HEIGHT SHOWN ON WALL PROFILE.
4. SEE DT-01 FOR RAMP DETAILS.
5. PROVIDE BOND BREAKER MATERIAL BETWEEN EXISTING AND PROPOSED WALLS PER WALL MANUFACTURERS INSTRUCTION.
6. FRONT FACE OF WALL AND WALL CONTROL LINE IS AT EXISTING RIGHT-OF-WAY.
7. SEE RM SERIES FOR REMOVAL INFORMATION.
8. SEE UT SERIES FOR UTILITY INFORMATION.
9. SEE DT-04A FOR WALL TYPICAL SECTION.
10. POSSIBLE HEADWALL. IF ENCOUNTERED, DEMO/REMOVE AS NECESSARY.



WALL-A PROFILE

LEGEND

RETAINING GREATER THAN 1.00'

REV	DATE	DESCRIPTION

Designed By: TCV
Drawn By: TWR
Checked By: MSN
Approved By: ALK

CivilScience Engineers | Surveyors | Solutions

86

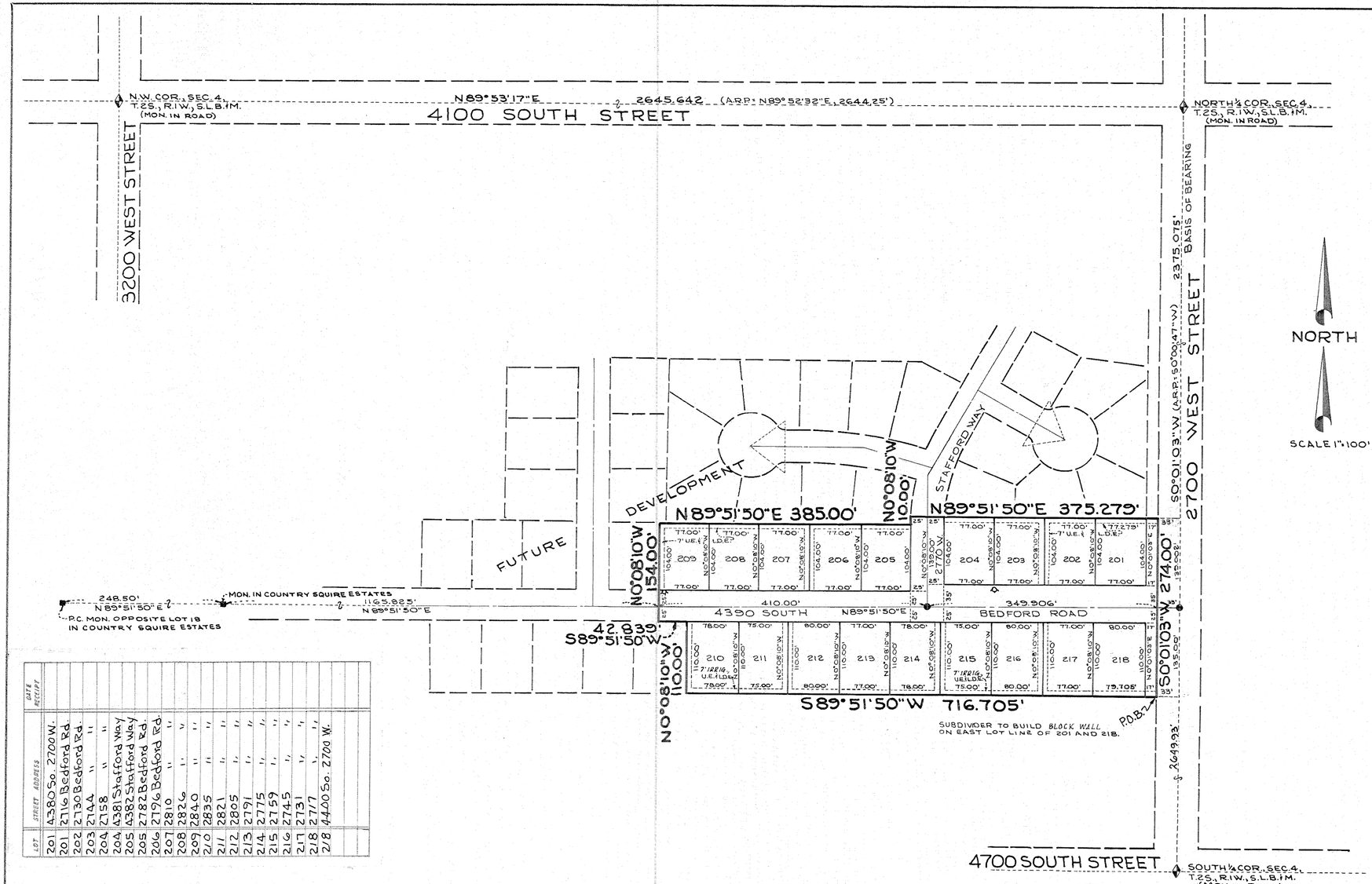
UTA

WALL-A PLAN AND PROFILE

WEST VALLEY CITY
WVC_BLK_5
2700 WEST BIKE LANES

CADD Filename: WVC_BKL_5_DT-05.dgn
UTA Contract No.: 18-2399TP
Drawing: DT-05
Sheet No.: 12 OF 22

DGN File: IP_PWP=d0423537\WVC_BKL_5_DT-05.dgn
30-MAR-2021



LOT	STREET ADDRESS	DATE RECEIPT
201	4380 So. 2700 W.	
201	2716 Bedford Rd.	
202	2730 Bedford Rd.	
203	2734 "	
204	2758 "	
204	4381 Stafford Way	
205	4382 Stafford Way	
205	2782 Bedford Rd.	
206	2796 Bedford Rd.	
207	2810 "	
208	2826 "	
209	2840 "	
210	2835 "	
211	2821 "	
212	2805 "	
213	2791 "	
214	2775 "	
215	2759 "	
216	2745 "	
217	2731 "	
218	2717 "	
218	4400 So. 2700 W.	

LEGEND

- ■ DENOTES EXISTING MONUMENTS
- ● DENOTES MONUMENTS TO BE SET
- DENOTES FIRE HYDRANTS
- U.E. DENOTES UTILITIES EASEMENTS
- L.D.E. DENOTES LOT DRAINAGE EASEMENTS

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 28 DAY OF July A.D., 1975 PERSONALLY APPEARED BEFORE ME GORDON H. DICK AND LEO D. JENSEN WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE, THE SAID GORDON H. DICK IS THE EX. VICE PRESIDENT, AND THAT HE, THE SAID LEO D. JENSEN IS THE VICE PRESIDENT OF SECURITY TITLE COMPANY AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID GORDON H. DICK AND LEO D. JENSEN EACH ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Craig L Thomsen
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY
MY COMMISION EXPIRES 2-6-79

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 28 DAY OF JULY 1975 PERSONALLY APPEARED BEFORE ME GLEN SAXTON
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS/~~ARE~~ THE PRESIDENT OF AMERICAN EQUITY CORPORATION, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID GLEN SAXTON ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 2-6-79
Craig L Thomsen
NOTARY PUBLIC RESIDING IN Salt Lake City, Utah

SURVEYOR'S CERTIFICATE

I, C.J. SCHUCHERT, do hereby certify that I am a Registered [redacted] Land Surveyor, and that I hold certificate No. 2868, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as _____ and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT A POINT THAT IS S0°01'03"W ALONG THE ¼ SECTION LINE 2649.077 FEET AND S89°51'50"W 33.00 FEET FROM THE NORTH ¼ CORNER OF SECTION 4, T.2S., R.1W., S.L.B.&M.; THENCE
S89°51'50W	716.705'	THENCE
N0°08'10"W	110.00'	THENCE
S89°51'50"W	42.839'	THENCE
N0°08'10"W	154.00'	THENCE
N89°51'50"E	385.00'	THENCE
N0°08'10"W	10.00'	THENCE
N89°51'50"E	375.279'	THENCE
S0°01'03"W	274.00'	TO THE POINT OF BEGINNING.

6/16/75
DATE

C.J. Schuchert

REGISTERED LAND SURVEYOR 2868 C.J. SCHUCHERT

COON, KING & KNOWLTON

OWNER'S DEDICATION

Know all men by these presents that WE, the undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

BRIARGATE NO. 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof WE have hereunto set OUR HANDS this 28th day of JULY A.D., 1975.

AMERICAN EQUITY CORPORATION SECURITY TITLE COMPANY TRUSTEE

By Glen Saxton
GLEN SAXTON, PRESIDENT

Gordon H Dick
GORDON H. DICK, EXEC. VICE PRESIDENT

Leo D. Jensen
LEO D. JENSEN, VICE PRESIDENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

On the ____ day of _____ A.D., 19___, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

BRIARGATE NO.2

(18 LOTS) (4.583 ACRES)

A SUBDIVISION IN SEC.4, T.2S., R.1W., SALT LAKE BASE & MERIDIAN

PLANNING COMMISSION	BOARD OF HEALTH	FLOOD CONTROL DEPT.	SURVEYOR'S CERTIFICATE	APPROVAL AS TO FORM	COUNTY COMMISSION
APPROVED THIS 13th DAY OF May A.D., 1975 BY THE SALT LAKE COUNTY PLANNING COMMISSION.	APPROVED THIS 30th DAY OF July A.D., 1975	APPROVED THIS 31st DAY OF JULY A.D., 1975	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS 4 DAY OF Aug. A.D., 1975	PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 11th DAY OF AUG. A.D., 19 75, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Glenn B. Peterson	Roland J. Hallman		8/8/75 M Carl Hansen	Kent H. Lewis	
CHAIRMAN, SALT LAKE CO. PLANNING COMM.	DIRECTOR, S. L. CO. BOARD OF HEALTH	FLOOD CONTROL COORDINATOR	DATE SALT LAKE COUNTY SURVEYOR	deputy SALT LAKE COUNTY ATTORNEY	ATTEST: SALT LAKE CO. CLERK CHAIRMAN, BD. OF CO. COMM.

RECORDED # 2733492

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Security Title Company

DATE August 19, 1975 TIME 1:52 PM BOOK 75-8 PAGE 124

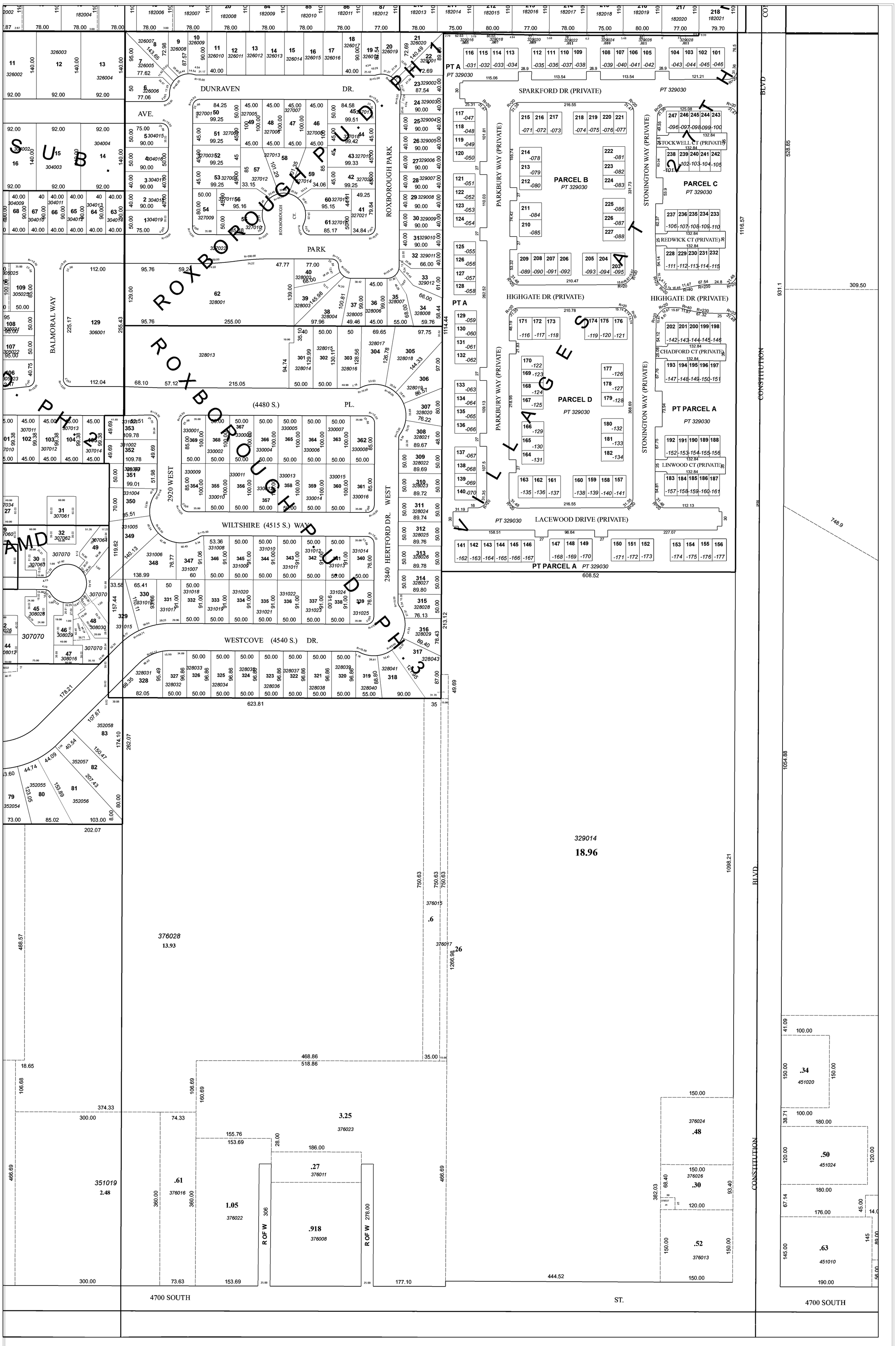
$ 19.00 FEE $

Chief Deputy
SALT LAKE COUNTY RECORDER

FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1967

OSBORNE'S ENG. SUPPLY #125

75-8-124



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org

E 1/2 SW 1/4 Sec 04 T2S R1W

SALT LAKE COUNTY, UTAH

8/9/2019
88

Scale 1"=100'
0 100' 200'
Feet

21-04-32

Area | Section | Page

Item #:	
Fiscal Impact:	$7,100.00
Funding Source:	General Fund Federal TIGER Grant
Account #:	45-9610-40750-75259-0200
Budget Opening Required:	

ISSUE:

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

SYNOPSIS:

Stafford Properties, LLC has signed an Easement Purchase Agreement, Perpetual Easement and a Temporary Construction Easement for property located at 4323 S. Stafford Way (21-04-180-003).

BACKGROUND:

This portion of the Stafford Properties, LLC parcel located at 4323 S. Stafford Way is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2021. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Stafford Properties, LLC includes a Perpetual Easement for the wall and a Temporary Construction Easement. Compensation in the amount of $7,100.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

RECOMMENDATION:

Accept Perpetual Easement, Temporary Construction Easement and authorize Mayor to execute Easement Purchase Agreement. Authorize City Recorder to record said Perpetual Easement and the Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

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

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM STAFFORD PROPERTIES, LLC FOR PROPERTY LOCATED AT 4323 SOUTH STAFFORD WAY.

WHEREAS, Stafford Properties, LLC (herein "Owner") has entered into an Easement Purchase Agreement for property located at 4323 South Stafford Way that is affected by the 2700 West Improvements Project (herein "Project"); and

WHEREAS, Owner has also signed a Perpetual Easement and a Temporary Construction Easement (the "Easements"), 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 Easement Purchase Agreement with Owner, and to accept the Easements;

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

1. That the above-referenced document entitled "West Valley City 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 Easements for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____ day of _____, 2021.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WEST VALLEY CITY
EASEMENT PURCHASE AGREEMENT

On this 13 day of May, 2021, Stafford Properties, LLC (GRANTOR), hereby agrees to sell to GRANTEE, West Valley City (the "City"), 3600 Constitution Blvd., West Valley City, Utah 84119, certain easements 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 perpetual easement and a temporary construction easement in the form and for the property described in Exhibits A and B.

2. The City shall pay $7,100.00 for the easements described in Section 1. This amount constitutes fair market value and is the entire payment for the easements and any and all known or potential damages, costs, or value that may be related to the easements. 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 set forth in Section 2 above includes the cost to the Grantor to restore the temporary construction easement property. Such restoration 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
STAFFORD PROPERTIES, LLC

Heather G. Roxburgh

State of Utah)
:ss
County of Salt Lake)

On this 13th day of March, 2021, personally appeared before me Heather Roxburgh, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he or she is the Managing Member of Stafford Properties, LLC, and that the foregoing instrument was signed in behalf of said limited liability company by him or her by authority of its members or articles of organization, and he or she acknowledged to me that said limited liability company executed the same.

Notary Public

Notary Public - State of Utah
JACOB SORENSEN
Commission #695729
My Commission Expires
July 17, 2021

GRANTEE
MAYOR

ATTEST:

CITY RECORDER

EXHIBIT A
PERPETUAL EASEMENT

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 I.D. # **21-04-180-003**

PERPETUAL EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **Stafford Properties, LLC, a Utah limited liability company,** GRANTOR**,** hereby grants and conveys to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the purpose of constructing and maintaining a wall and footings on, over, and across real property located in Salt Lake County, State of Utah, said easement being more particularly described as follows:

> A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:
>
> Beginning at the Northeast Corner of Lot 110 of Briargate No. 3 subdivision according to the official plat thereof as recorded in Book 75-10 at page 156 in the office of the Salt Lake County Recorder; thence South 00°01'13" West 89.937 feet to the southeasterly corner of said lot; thence North 68° West 1.62 feet along the southerly line of said lot; thence North 00°01'13" East 89.56 feet to the northerly line of said lot; thence South 81°15' East 1.52 feet to the Point of Beginning. Encompassing 135 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.

WITNESSED the hand of said GRANTOR this _____ day of _____, 2021.

GRANTOR
Stafford Properties, LLC, a Utah limited liability company

_____
By:
Title:

State of _____)
:ss
County of _____)

On this _____ day of _____, 2021, personally appeared before me _____ **,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she/they are the _____ , of **Stafford Properties, LLC**, a Utah limited liability company by authority of its members or its articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same.

_____
Notary Public

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT

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: **21-04-180-003**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **Stafford Properties, LLC**, a Utah limited liability company, 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, 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **4323 S. Stafford Way**, for construction and replacement of improvements, said easement being described as follows:

> A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:
>
> Beginning North 81°15' West 1.52 feet from the Northeast Corner of Lot 110 of Briargate No. 3 subdivision according to the official plat thereof as recorded in Book 75-10 at page 156 in the office of the Salt Lake County Recorder; thence South 00°01'13" West 89.56 feet to the southerly line of said lot; thence North 68° West 12.94 feet along said southerly line; thence North 00°01'13" East 86.56 feet to the northerly line of said lot; thence South 81°15' East 12.14 feet to the Point of Beginning. Encompassing 1,057 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 year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this _____ day of _____, 2021.

GRANTOR
Stafford Properties, LLC, a Utah limited liability company

_____
By:
Title:

State of _____)
:ss
County of _____)

On this _____ day of _____, 2021, personally appeared before me _____ **,** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she/they are the _____ , of **Stafford Properties, LLC**, a Utah limited liability company, by authority of its members or its articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same.

_____
Notary Public

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 I.D. # **21-04-180-003**

PERPETUAL EASEMENT

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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.

WITNESSED the hand of said GRANTOR this 13 day of May, 2021.

GRANTOR
Stafford Properties, LLC, a Utah limited liability company

Heather L. Roybgh
By:
Title:

State of Utah)
:ss
County of Salt Lake)

On this 13 day of May, 2021, personally appeared before me Heather Roybburgh, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she/they are the Managing Member, of **Stafford Properties, LLC**, a Utah limited liability company by authority of its members or its articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same.

Notary Public - State of Utah
JACOB SORENSEN
Commission #695729
My Commission Expires
July 17, 2021

Notary Public

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: **21-04-180-003**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **Stafford Properties, LLC**, a Utah limited liability company, 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, 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **4323 S. Stafford Way**, for construction and replacement of improvements, said easement being described as follows:

A tract of land for an easement, being part of an entire tract of property located in the Northwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being more particularly described as follows:

Beginning North 81°15' West 1.52 feet from the Northeast Corner of Lot 110 of Briargate No. 3 subdivision according to the official plat thereof as recorded in Book 75-10 at page 156 in the office of the Salt Lake County Recorder; thence South 00°01'13" West 89.56 feet to the southerly line of said lot; thence North 68° West 12.94 feet along said southerly line; thence North 00°01'13" East 86.56 feet to the northerly line of said lot; thence South 81°15' East 12.14 feet to the Point of Beginning. Encompassing 1,057 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 year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 13 day of May, 2021.

GRANTOR
Stafford Properties, LLC, a Utah limited liability company

Heather M. Roxburgh
By:
Title:

State of Utah)
:ss
County of Salt Lake)

On this 13 day of May, 2021, personally appeared before me Heather Roxburgh, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she/they are the Managing Member, of **Stafford Properties, LLC**, a Utah limited liability company, by authority of its members or its articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same.

Notary Public - State of Utah
JACOB SORENSEN
Commission #695729
My Commission Expires
July 17, 2021

Notary Public

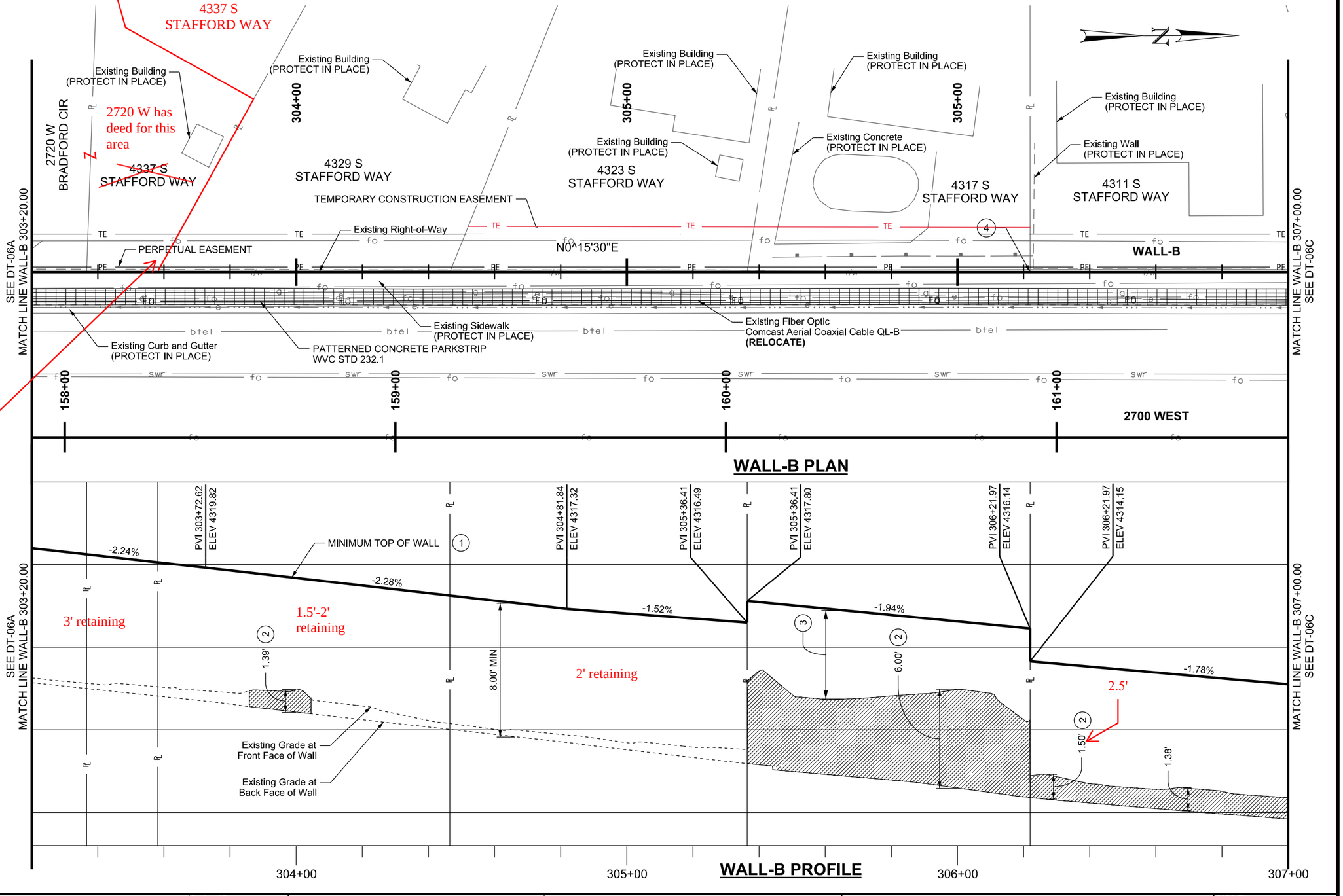
NOTES

1. DESIGN PANEL ELEVATION ABOVE MINIMUM TOP OF WALL ELEVATION LINE PROVIDED. ENNSURE 8 FT MINIMUM WALL HEIGHT ABOVE EXISTING BACK OF WALK ELEVATION.
2. MAXIMUM HEIGHT OF RETENTION PER PARCEL.
3. PROVIDE 4.00 FT MINIMUM BETWEEN EXISTING GRADE AT BACK FACE OF WALL AND TOP OF PROPOSED WALL WITHIN THIS PARCEL.
4. PROVIDE BOND BREAKER MATERIAL BETWEEN EXISTING AND PROPOSED WALLS PER WALL MANUFACTURERS INSTRUCTION.
5. FRONT FACE OF WALL AND WALL CONTROL LINE IS AT EXISTING RIGHT-OF-WAY.
6. SEE RM SERIES FOR REMOVAL INFORMATION.
7. SEE UT SERIES FOR UTILITY INFORMATION.
8. SEE DT-04 FOR WALL TYPICAL SECTION.

show chicken coop, add callout to coordinate with property owner to relocate prior to wall construction (relocation by property owner).

4337 S STAFFORD WAY

2720 W has deed for this area



WALL-B PLAN

WALL-B PROFILE

REV	DATE	DESCRIPTION	Designed By	Drawn By	Checked By	Approved By
			TCV	TWR	MSN	ALK

CivilScience Engineers | Surveyors | Solutions

100% SUBMITTAL
NOT FOR CONSTRUCTION

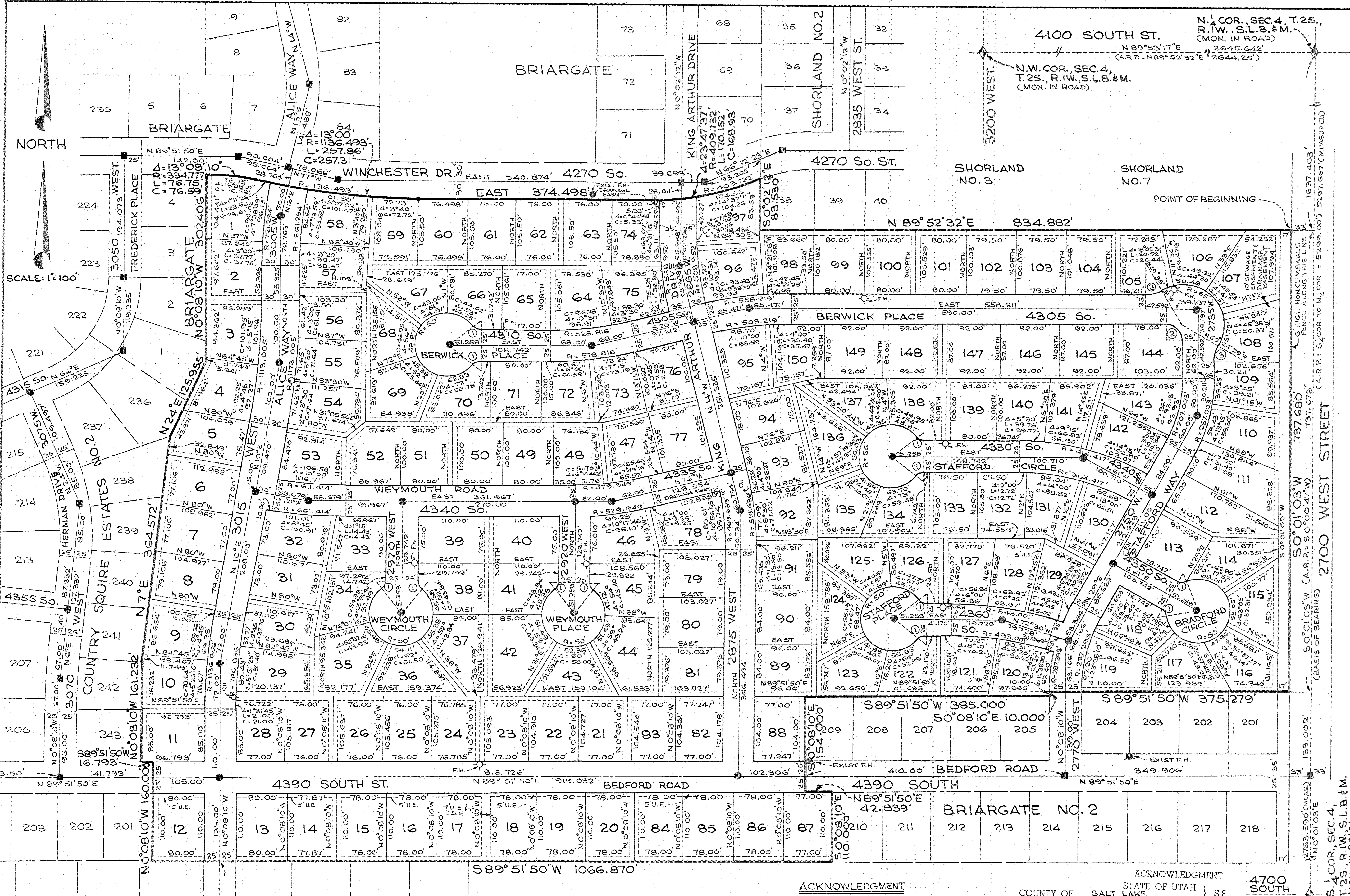
UTA

WALL-B PLAN AND PROFILE

WEST VALLEY CITY
WVC_BLK_5
2700 WEST BIKE LANES

CADD Filename	
WVC_BKL_5_DT-06B.dgn	
UTA Contract No. 18-2399TP	
Drawing DT-06B	Sheet No. 13 OF 20

DGN File: IP_PWPub\423537\WVC_BKL_5_DT-06B.dgn
25-FEB-2021



LEGEND

- ● DENOTES MONUMENTS TO BE SET
- ■ DENOTES EXISTING MONUMENTS
- F.H. DENOTES FIRE HYDRANTS TO BE SET
- U.E. DENOTES UTILITIES EASEMENT
- L.D.E. DENOTES LOT DRAINAGE EASEMENT
- DENOTES EASEMENTS ON BOTH SIDE OF ℄.
- DENOTES EASEMENTS ON ONE SIDE OF ℄.

SMALL CURVES DATA

① Δ= 52°00'; R= 15.047'; L= 13.66'; C= 13.19'
② Δ= 90°00'; R= 25.00'; L= 36.27'; C= 35.36'
③ Δ= 29°35'31"; R= 50.00'; L= 25.82'; C= 25.54'

NOTE: ALL EASEMENTS ARE 7' WIDE UNLESS OTHERWISE INDICATED. THEY ARE ALL UTILITIES & LOT DRAINAGE EASEMENTS IF NOT MENTIONED OTHERWISE.

SURVEYOR'S CERTIFICATE

I, C. J. SCHUCHERT, do hereby certify that I am a Registered [redacted] Land Surveyor, and that I hold certificate No. 2868, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as BRIARGATE NO. 3 and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
		2700 WEST STREET, SAID POINT BEING S0°01'03"W ALONG THE
		¼ SECTION LINE 1637.403 FEET AND S 89°52'32"W 33 FEET FROM
		THE NORTH ¼ COR. OF SEC.4, T.2S., R.1W., S.L.B.&M.; THENCE ALONG
		SAID WESTERLY RIGHT OF WAY LINE S0°01'03"W 737.680 FEET TO
		NORTHEAST CORNER OF BRIARGATE NO.2, A SUBDIVISION; THENCE
		ALONG THE PERIMETER OF SAID SUBDIVISION, THE FOLLOWING COURSES:
S 89°51'50"W	375.279	FEET; THENCE S0°08'10"E 10.000 FEET; THENCE S 89°51'50"W 385.000 FEET;
THENCE S0°08'10"E 154.	000 FEET; THENCE N 89°51'50"E 42.839 FEET AND S0°08'10"E 110.000 FEET;	
THENCE S 89°51'50"W	ALONG THE NORTH LINE OF MILLERAMA VIEW SUBDIVISION EXTENDED,	
1066.870 FEET TO THE	SOUTHEAST CORNER OF LOT 201 OF COUNTRY SQUIRE ESTATES NO.2,	
A SUBDIVISION; THENCE	ALONG THE PERIMETER OF SAID COUNTRY SQUIRE ESTATES NO.2,	
AND THENCE ALONG THE	PERIMETER OF BRIARGATE, A SUBDIVISION, THE FOLLOWING COURSES:-	
N0°08'10"W	160.00 FEET; THENCE S 89°51'50"W 16.793 FEET; THENCE N 0°08'10"W 161.232 FEET;	
THENCE N 7°E	364.572 FEET; THENCE N 24°E 125.955 FEET; THENCE N0°08'10"W 302.406 FEET	
TO THE BEGINNING OF A	334.777 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S0°08'10"E;	
THENCE SOUTHEASTERLY	ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°08'10",	
A DISTANCE	OF 76.75 FEET TO A POINT OF REVERSE CURVE, THE CENTER OF WHICH BEARS N13°E;	
THENCE ALONG A 1136.	493 FOOT RADIUS CURVE, EASTERLY, TO THE LEFT THROUGH A CENTRAL	
ANGLE OF 13°00' A DIS	TANCE OF 257.86 FEET; THENCE EAST 374.498 FEET TO THE BEGINNING OF	
A 409.732 FOOT RADIU	S CURVE THE CENTER OF WHICH BEARS NORTH; THENCE NORTHEASTERLY	
ALONG SAID CURVE TO	THE LEFT THROUGH A CENTRAL ANGLE OF 23°47'37", A DISTANCE OF	
170.152 FEET TO THE WE	STERLY BOUNDARY LINE OF SHORLAND NO.2, A SUBDIVISION; THENCE ALONG THE	
PERIMETER OF SHORLAND NO. 2, 3 & 7 SUBDIVISIONS S0°02'12"E 83.530 FEET AND N 89°52'32"E 834.882' FEET TO THE POINT OF BEGINNING.		

6/30/1975
DATE

COON, KING & KNOWLTON

C. J. Schuchert

2868 C. J. SCHUCHERT State of Utah

OWNER'S DEDICATION

Know all men by these presents that ___, the ___ undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

BRIARGATE NO. 3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof WE have hereunto set OUR HANDS this 23RD day of SEPTEMBER A.D., 1975

AMERICAN EQUITY CORPORATION
By Glen Saxton
GLEN SAXTON PRESIDENT

SECURITY TITLE COMPANY, TRUSTEE
Gordon H Dick
GORDON H. DICK EXEC. VICE PRESIDENT
Craig F Thomsen
CRAIG F THOMSEN VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE 23RD DAY OF SEPTEMBER, 1975, PERSONALLY APPEARED BEFORE ME GORDON H. DICK AND CRAIG F. THOMSEN WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID GORDON H. DICK IS THE EXEC. VICE PRESIDENT AND THAT HE, THE SAID CRAIG F. THOMSEN IS THE VICE PRESIDENT OF SECURITY TITLE COMPANY AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID GORDON H. DICK AND CRAIG F. THOMSEN EACH ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 11-8-78

Gerald W Adamson
NOTARY PUBLIC
RESIDING IN SALT LAKE CITY UTAH

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE 23RD DAY OF September 1975, PERSONALLY APPEARED BEFORE ME GLEN SAXTON

WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS/ARE THE PRESIDENT OF AMERICAN EQUITY CORPORATION, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF BOARD OF DIRECTORS AND THE SAID GLEN SAXTON

ACKNOWLEDGED TO ME THAT SAID AMERICAN EQUITY CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 10-19-76

Ramo M. Coupe
NOTARY PUBLIC
RESIDING IN Salt Lake City, Utah

INDIVIDUAL
ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the ___ day of ___ A.D., 19___, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ___ in number, who duly acknowledged to me that ___ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

BRIARGATE NO.3

(150 LOTS) (37.510 ACRES)

A SUBDIVISION IN SEC.4, T.2S., R.1W.,
SALT LAKE BASE & MERIDIAN

PLANNING COMMISSION

APPROVED THIS 19th DAY OF Sep A.D., 1975 BY THE SALT LAKE COUNTY PLANNING COMMISSION.

Glynn Petersen
CHAIRMAN, SALT LAKE CO. PLANNING COMM.

BOARD OF HEALTH

APPROVED THIS 23rd DAY OF Sept A.D., 1975

Frank Seegmiller
DIRECTOR, S. L. CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.

APPROVED THIS 19th DAY OF SEPTEMBER A.D., 1975

FLOOD CONTROL COORDINATOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

9/30/75 M. Earl Larsen
DATE SALT LAKE COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30 DAY OF Sept A.D., 1975

Deputy SALT LAKE COUNTY ATTORNEY

COUNTY COMMISSION

PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 1st DAY OF October A.D., 1975, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: SALT LAKE CO. CLERK
CHAIRMAN, BD. OF CO. COMM.

RECORDED # 2748656

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Security Title Co.

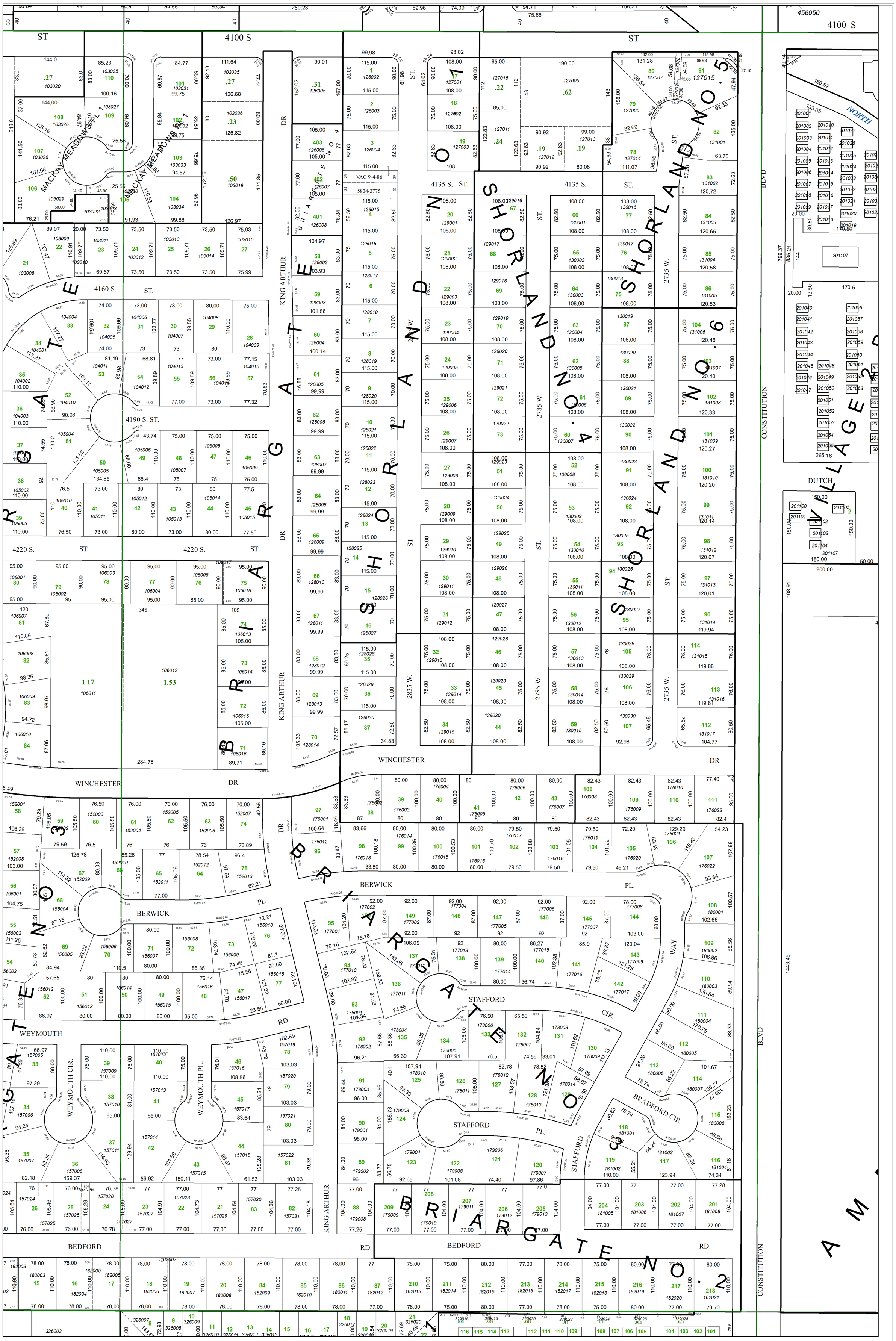
DATE October 6, 1975 TIME 8:16 AM BOOK 75-10 PAGE 156

FEE $ $85.00

Katie L. Dixon
SALT LAKE COUNTY RECORDER

FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1967

OSBORNE'S ENG. SUPPLY #125



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org

N W E S

E 1/2 NW 1/4 Sec 04 T2S R1W

SALT LAKE COUNTY, UTAH

5/2/2019
103

Scale 1"=100'
0 100' 200'
Feet

21-04-12

	R3W	R2W	R1W	R1E	R2E	R3E
T1N	6	7	8	9	10	11
T1S	13	14	15	16	17	18
T2S	19	20	21	22	23	24
T3S	25	26	27	28	29	30
T4S	31	32	33	34		

Area

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Section

11	12	21	22
31	32	41	42

Page

May 20, 2021

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.

May 2021

May 7 -June 23	Western Federation of Watercolor Societies Exhibit; Online Only
May 7 -June 23	Utah Watercolor Society Spring Exhibition; UCCC, Celebration Gallery, 1355 W 3100 S and Online
May 7 – June 23	Juror's Exhibit/Sara Yeoman's Watercolors; UCCC, Celebration Gallery, 1355 W 3100 S and Online
May 25, 2021 *Tuesday*	Parkway Park Ribbon Cutting, 3:30 PM; Parkway Park, 3405 Parkway Blvd.
May 27, 2021 *Thursday*	My Hometown A Night Out at the Community Resource Center by Invitation (Parkway Park), 7-9 PM; 2835 South 2855 West
May 29-31, 2021 *Saturday-Monday*	Centennial Outdoor Pool Opening Weekend; Centennial Outdoor Pool, 5355 W 3100 S
May 31, 2021 *Monday*	Memorial Day – City Offices Closed

May 31, 2021 *Monday*	Guardians of Freedom Memorial Groundbreaking Event, 10 AM; Just south of UCCC/Roughly 1400 W Cultural Center Drive

June 2021

June 1- June 7 *Tuesday-Monday*	Candidate Filing Deadline, 2021 Municipal Election; City Recorders Office; 8 AM- 5 PM (excludes Saturday and Sunday)
June 2, 2021 *Wednesday*	Grizzlies vs. Komets, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive
June 3, 2021 *Thursday*	New Town Center Ribbon Cutting (3:30 PM), 3-5 PM; Valley Fair Mall, 3601 S 2700 W
June 3, 2021 *Thursday*	My Hometown A Night Out at the Community Resource Center by Invitation (Stansbury), 7-9 PM; 2835 South 2855 West
June 4, 2021 *Friday*	Grizzlies vs. Komets, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive
June 5, 2021 *Saturday*	My Hometown Day of Service, 8 AM to 12 PM; Throughout the North Granger Neighborhoods
June 5, 2021 *Saturday*	Grizzlies vs. Komets, 7:05 PM; Maverik Center, 3200 S Decker Lake Drive
June 9, 2021 *Wednesday*	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
June 9, 2021 *Wednesday*	Fairbourne Station Concert, 6 PM; Fairbourne Station, 3590 Market Street
June 10, 2021 *Thursday*	My Hometown A Night Out at the Community Resource Center by Invitation (Westlake), 7-9 PM; 2835 South 2855 West
June 12, 2021 *Saturday*	Movie in the Park; Centennial Park, 5405 W 3100 S

June 15, 2021	Council Meetings CANCELED / ChamberWest GALA
June 15, 2021 *Tuesday*	ChamberWest Annual Awards Gala, 5-8:30 PM; Maverik Center, 3200 S Decker Lake Drive
June 15, 2021 *Tuesday*	Chicago, 6:30 PM; USANA, 5150 Upper Ridge Road
June 17-20, 2021 *Thursday-Sunday*	Westfest; Centennial Park, 5405 W 3100 S
June 17, 2021 *Thursday*	My Hometown A Night Out at the Community Resource Center by Invitation (Chesterfield), 7-9 PM; 2835 South 2855 West
June 23, 2021 *Wednesday*	Fairbourne Station Concert, 6 PM; Fairbourne Station, 3590 Market Street
June 24, 2021 *Thursday*	My Hometown A Night Out at the Community Resource Center by Invitation (Parkway Park), 7-9 PM; 2835 South 2855 West
June 24, 2021 *Thursday*	Chris Stapleton, 7 PM; USANA, 5150 Upper Ridge Road
June 26, 2021 *Saturday*	My Hometown Day of Service, 8 AM to 12 PM; Throughout the North Granger Neighborhoods
June 26, 2021 *Saturday*	Movie in the Park; Centennial Park, 5405 W 3100 S
June 29, 2021 *Tuesday*	Santana w/ Earth, Wind, & Fire, 7 PM; USANA, 5150 Upper Ridge Road

July 2021

July 5 – Sept 29	"What's on Your Plate?" Exhibit; UCCC, 1355 W 3100 S (Plaza Level Gallery)
July 5 – Sept 29	Shu Yamamoto's "Rockwell Cats" Exhibit; UCCC, 1355 W 3100 S (Crescent Gallery)
July 5, 2021	Independence Day – City Offices Closed

Monday

July 5, 2021 *Monday*	Summer Concert Series (Utah Symphony), 8:30 PM; UCCC Amphitheatre, 1355 W 3100 S
July 6 – Sept 29	"Small Pleasures" Sculptures By: Jonna Ramey Exhibit; UCCC, 1355 W 3100 S (Bridge Gallery)
July 7, 2021 *Wednesday*	Fairbourne Station Concert, 6 PM; Fairbourne Station, 3590 Market Street
July 8-31, 2021	Footlosse, 7:30 PM (Saturdays at 2 PM); West Valley Theater, 3333 Decker Lake Drive)
July 10, 2021 *Saturday*	Movie in the Park; Centennial Park, 5405 W 3100 S
July 10, 2021 *Saturday*	Lindsey Stirling, 7 PM; USANA, 5150 Upper Ridge Road
July 12, 2021 *Monday*	Summer Concert Series (Beatles Tribute), 8 PM; UCCC Amphitheatre, 1355 W 3100 S
July 14, 2021 *Wednesday*	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
July 19, 2021 *Monday*	Primary Election Ballots Mailed to Voters
July 19, 2021 Monday	Summer Concert Series (West Valley Symphony), 8 PM; UCCC Amphitheatre, 1355 W 3100 South
July 21, 2021 *Wednesday*	Fairbourne Station Concert, 6 PM; Fairbourne Station, 3590 Market Street
July 22, 2021 *Thursday*	Thomas Rhett & Cole Swindell, 7:30 PM; USANA, 5150 Upper Ridge Road
July 26, 2021 *Monday*	Summer Concert Series, 8 PM; UCCC Amphitheatre, 1355 W 3100 S
July 27, 2021	Goo Goo Dolls, 7 PM; USANA, 5150 Upper Ridge Road

Tuesday

July 29, 2021 *Thursday* — Halsey, 7 PM; USANA, 5150 Upper Ridge Road

July 30, 2021 *Friday* — Foreigner, 8 PM; Maverik Center, 3200 South Decker Lake Drive

July 31, 2021 *Saturday* — Movie in the Park; Centennial Park, 5405 W 3100 S

August 2021

August 2, 2021 *Monday* — Summer Concert Series (Soulistics), 8 PM; UCCC Amphitheatre, 1355 W 3100 S

August 3, 2201 Tuesday — Campaign Finance Statements Due- 2021 Election

August 4, 2021 *Wednesday* — Fairbourne Station Concert, 6 PM; Fairbourne Station, 3590 Market Street

August 5, 2021 *Thursday* — Backstreet Boys, 7:30 PM; USANA, 5150 Upper Ridge Road

August 7, 2021 *Saturday* — My Hometown Day of Service, 8 AM to 12 PM; Throughout the North Granger Neighborhoods

August 8, 2021 *Sunday* — Alanis Morissette, 7 PM; USANA, 5150 Upper Ridge Road

August 9, 2021 *Monday* — Summer Concert Series (Night Star Jazz Orchestra), 8 PM; UCCC Amphitheatre, 1355 W 3100 S

August 10, 2021 *Tuesday* — Primary Election Day

August 12, 2021 *Thursday* — Maroon 5, 7 PM; USANA, 1355 W 3100 S

August 13, 2021 *Friday* — Dierks Bentley, 7 PM; USANA, 1355 W 3100 S

August 14, 2021 *Saturday*	Wasatch International Food Festival; UCCC, 1355 W 3100S (Festival Grounds)
August 14, 2021 *Saturday*	Movie in the Park; Centennial Park, 5405 W 3100 S
August 14, 2021 *Saturday*	The Blue Haven Neighborhood Watch Association's Annual Neighborhood Block Party, 5 PM; 4498 South Hawarden Drive
August 28, 2021 *Saturday*	My Hometown Day of Service, 8 AM to 12 PM; Throughout the North Granger Neighborhoods
August 31, 2021 *Tuesday*	Disturbed, 7 PM; USANA, 5150 Upper Ridge Road

September 2021

Sept 2 – Oct 13, 2021	Weaver's Guild Exhibit; UCCC, 1355 W 3100 S (Celebration Gallery)
September 3, 2021 *Friday*	Jonas Brothers, 7 PM; USANA, 5150 Upper Ridge Road
September 6, 2021 *Monday*	Labor Day – City Offices Closed
September 8, 2021 *Wednesday*	Megadeth & Lamb of God, 6 PM; USANA 5150 Upper Ridge Road
September 8, 2021 *Wednesday*	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
September 9, 2021 *Thursday*	Campaign Finance Statements Due- 2021 Election/ Candidates who were eliminated in Primary
September 9, 2021 *Thursday*	Korn & Staind, 6:30 PM; USANA, 5150 Upper Ridge Road
Sept. 9th – Oct. 2nd	Sweeney Todd, 7:30 PM (Saturdays at 2 PM); West Valley Theater, 3333 Decker Lake Drive
September 10, 2021	Pepe Aguilar Presenta Jaripeo Sin Fronteras, 8 PM;

Friday	Maverik Center, 3200 South Decker Lake Drive
September 18, 2021 *Saturday*	My Hometown Day of Service, 8 AM to 12 PM; Throughout the North Granger Neighborhoods
September 18, 2021 *Saturday*	Matchbox Twenty, 7:30 PM; USANA, 5150 Upper Ridge Road
September 22, 2021 *Wednesday*	KISS, 7:30 PM; USANA, 5150 Upper Ridge Road
September 24, 2021 *Friday*	Lady A, 7 PM; USANA, 5150 Upper Ridge Road
September 29, 2021 *Wednesday*	Doobie Brothers, 7:00 PM; USANA, 5150 Upper Ridge Road

October 2021

October 2, 2021 *Saturday*	Gold Over America Tour, 7 PM; Maverik Center, 3200 S Decker Lake Drive
October 5, 2021 *Tuesday*	311, 6:30 PM; USANA, 5150 Upper Ridge Road
October 9, 2021 *Saturday*	My Hometown Day of Service, 8 AM to 12 PM; Throughout the North Granger Neighborhoods
October 11, 2021 *Monday*	General Election Ballots Mailed- 2021 Election
Oct 11 – Nov 4, 2021	Day of the Dead Exhibits; UCCC, 1355 W 3100 S
October 13, 2021 *Wednesday*	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
October 22, 2021 *Friday*	James Taylor & His All-Star Band, 7:30 PM; Maverik Center, 3200 Decker Lake Drive
October 26, 2021 *Tuesday*	Campaign Finance Statements Due, 2021 Elections

October 30, 2021 *Saturday*	Day of the Dead Celebration, 11 AM to 6 PM; UCCC, 1355 W 3100 S

November 2021

November 2, 2021 *Tuesday*	General Election Day
November 10, 2021 *Wednesday*	Chat with the Chief, 6 PM; Live at Facebook.com/WVCPolice
November 11, 2021 *Thursday*	Veteran's Day – City Offices Closed
Nov 15 – Dec 30	"Trees of Diversity"; UCCC, 1355 W 3100 S (Commons Areas)
Nov 15 – Dec 30	"Winter Scenes and Holiday Dreams" Exhibit; UCCC, 1355 W 3100 S (Plaza Level and Crescent Galleries)
Nov. 18th – Feb. 24th	"Russian Art Exhibit"; UCCC, 1355 W 3100 S (Celebration Gallery)
Nov 22 – Dec 30	Winter Market (Art for Sale); UCCC, 1355 W 3100 S (Bridge Gallery)
November 25, 2021 *Thursday*	Thanksgiving – City Offices Closed

December 2021

December 2, 2021 *Thursday*	Final Campaign Finance Statement Due, 2021 Election
December 5, 2021 *Sunday*	Jeff Dunham, 3 PM; Maverik Center, 3200 Decker Lake Drive
December 6, 2021 *Monday*	Winter Concert Series, 7 PM; UCCC – Great Hall, 1355 W 3100 S
December 13, 2021	Winter Concert Series, 7 PM; UCCC – Great Hall, 1355 W

Monday	3100 S
December 20, 2021 *Monday*	Winter Concert Series, 7 PM; UCCC – Great Hall, 1355 W 3100 S
December 24, 2021 *Friday*	Christmas Eve – City Offices Closed

A Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 06/01/2021 at 6:30 PM, or as soon thereafter as the City Council Meeting is completed.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

KAREN LANG, CHAIR
STEVE BUHLER, VICE CHAIR

A G E N D A

1. Call to Order- Chair Karen Lang
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
   A. May 18, 2021 (Special Meeting)
5. Report of Chief Executive Officer
6. Public Hearings:
   A. Accept Public Input Regarding Re-Opening the FY 2020-2021 Budget

      Action: Consider Resolution 21-05, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

- 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.

B. Accept Public Input Regarding the FY 2021-2022 Budget

Action: Consider Resolution 21-06, Adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2021 and Ending June 30, 2022

7. 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 RDA SPECIAL MEETING – MAY 18, 2021
-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, MAY 18, 2021, AT 7:12 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIRWOMAN LANG.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

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

STAFF PRESENT:

Nicole Cottle, Acting City Manager
Nichole Camac, Secretary
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Collen 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
John Flores, HR Director
Steve Pastorik, CED Director

APPROVAL OF MINUTES OF THE REGULAR MEETING HELD MAY 4, 2021
The Agency considered the Minutes of the Regular Meeting held May 4, 2021. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Annual Meeting held May 4, 2021. Mr. Huynh seconded the motion.

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

RESOLUTION 21-03: APPROVE A BUSINESS STABILIZATION AND REVITALIZATION GRANT AGREEMENT FOR GARFF-WVF, LLC

Page 1 of 20

Nicole Cottle, Acting City Manager, presented proposed Resolution 21-03 that would approve a Business Stabilization and Revitalization Grant Agreement for Garff-WVF, LLC

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

> This is the first of multiple Business Stabilization and Improvement Grants. This agreement with KGF directs improvements at the dealership. The Parties agree that the improvements being required will create a more inviting space for customers. Further, in an effort to solidify and perpetuate the success of the City's larger businesses long into the future thereby avoiding necessary redevelopment, this agreement also provides for a matching grant. KGF is essential retail business in West Valley City. In an effort to extend the life of the building and property, continual reinvestment is necessary to avoid potential relocation due to outdated facilities.
>
> The Economic Development Department uses data and market studies to curate various programs which provide the greatest return on any RDA investment. This program is an explicit result of that targeted use of funds.
>
> The Business Stabilization and Improvement Grant was set up to assist targeted High Visibility West Valley City businesses in upgrading their image, presence and sustainability. It is also targeted at ensuring that these power producers invest in their locations and remain successful longinto the future. The Grant is a match dollar per dollar with parameters around improving visual aesthetics i.e. landscaping, business façade, signage etc. The goal of this grant is to raise the image and quality of some of our local businesses while also requiring private reinvestment.

Upon inquiry by Chairwoman Lang there were no further questions from members of the Agency, and she called for a motion.

> Mr. Buhler moved to approve Resolution 21-03.
>
> Mr. Huynh seconded the motion.
>
> A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes

DRAFT

Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Chairperson Lang	Yes

Unanimous.

RESOLUTION 21-04: APPROVE A BUSINESS STABILIZATION AND REVITALIZATION GRANT AGREEMENT FOR M&M SPORTS, LLC

Nicole Cottle, Acting City Manager, presented proposed Resolution 21-04 that would approve a Business Stabilization and Revitalization Grant Agreement for M&M Sports, LLC.

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

> This is one of multiple Business Stabilization and Improvement Grants. This agreement with KMPC directs improvements at the property. The Parties agree that the improvements being required will pave the way to connect the existing KMPC property with the two properties in order to make it feasible to bring the newly acquired High Adventure Power Sports & Marine to West Valley City. Further, in an effort to beautify the streetscape, rejuvenate the landscape, and add attractive merchandise display areas. This grant will solidify KMPC as a long-term member of the West Valley City family of business for the long run and open the way for the new acquisition to consolidate to this site. The Economic Development Department uses data and market studies to curate various programs which provide the greatest return on any RDA investment. This program is an explicit result of that targeted use of funds.
>
> The Business Stabilization and Improvement Grant was set up to assist targeted High Visibility West Valley City businesses in upgrading their image, presence and sustainability. It is also targeted at ensuring that these power producers invest in their locations and remain successful long into the future. The Grant is a match dollar per dollar up to $200,000 with parameters around improving visual aesthetics i.e. landscaping, business façade, signage etc. The goal of this grant is to raise the image and quality of some of our local businesses while also requiring private reinvestment.

Upon inquiry by Chairwoman Lang there were no further questions from members of the Agency, and she called for a motion.

Mr. Christensen moved to approve Resolution 21-04.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Chairperson Lang	Yes

Unanimous.

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, MAY 18, 2021, WAS ADJOURNED AT 7:18 P.M. BY CHAIRPERSON LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Redevelopment Agency held Tuesday, May 18, 2021.

_____
Nichole Camac
Secretary

DRAFT

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

ISSUE:

Approve a resolution to re-open the fiscal year 2020-2021 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted May 20, 2021 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 1, 2021 at 6:30 p.m.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO._____

A RESOLUTION AMENDING THE BUDGET OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the Agency adopted a resolution approving the Agency budget for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Agency has prepared and filed with the Secretary proposed amendments to said budget for consideration by the Board of Directors and inspection by the public; and

WHEREAS, notice was duly given of a public hearing to be held on June 1, 2021 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 1, 2021 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 Directors of the Redevelopment Agency 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 Redevelopment Agency of West Valley City for the fiscal year beginning July 1, 2020 and ending June 30, 2021, 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 _____, 2021.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	June 2021 Openings	
5600 WEST GATEWAY:				
Tax Increment	78,785	78,785	78,785	
Total 5600 West Gateway	**78,785**	**78,785**	**78,785**	
EAST 3500 A:				
Tax Increment	486,222	486,222	486,222	
Total East 3500 A	**486,222**	**486,222**	**486,222**	
NORTH CENTRAL:				
Tax Increment	1,014,628	1,014,628	1,014,628	
Total North Central	**1,014,628**	**1,014,628**	**1,014,628**	
JORDAN RIVER:				
Tax Increment	517,813	517,813	517,813	
Total Jordan River	**517,813**	**517,813**	**517,813**	
WILLOW WOOD:				
Tax Increment	385,371	385,371	385,371	
Total Willow Wood	**385,371**	**385,371**	**385,371**	
REDWOOD:				
Tax Increment	0	0	0	
Total Redwood	**0**	**0**	**0**	
HERCULES HILL A:				
Tax Increment	457,946	457,946	457,946	
Total Hercules Hill A	**457,946**	**457,946**	**457,946**	
HERCULES HILL B:				
Tax Increment	1,212,875	1,212,875	1,390,495	1
Total Hercules Hill B	**1,212,875**	**1,212,875**	**1,390,495**	
MARKET STREET:				
Tax Increment	119,131	119,131	119,131	
Total Market Street	**119,131**	**119,131**	**119,131**	
DECKER LAKE:				
Tax Increment	1,234,440	1,234,440	1,234,440	
Total Decker Lake	**1,234,440**	**1,234,440**	**1,234,440**	
NORTHWEST:				
Tax Increment	2,822,032	2,822,032	3,616,527	1
Total Northwest	**2,822,032**	**2,822,032**	**3,616,527**	
GRANGER CROSSING:				
Tax Increment	457,009	457,009	457,009	
Total Granger Crossing	**457,009**	**457,009**	**457,009**	
SOUTHWEST:				
Tax Increment	3,857,608	3,857,608	4,334,453	1
Total Southwest	**3,857,608**	**3,857,608**	**4,334,453**	

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	June 2021 Openings	
SOUTH REDWOOD ROAD:				
Tax Increment	383,595	383,595	383,595	
Total Southwest	**383,595**	**383,595**	**383,595**	
CITY CENTER:				
Tax Increment	1,125,340	1,125,340	1,225,340	1
Total City Center	**1,125,340**	**1,125,340**	**1,225,340**	
Rental Income	0	0	0	
RDA Operations	2,484,262	2,484,262	2,484,262	
Sale of Land	0	0	0	
Other Sources-Bond Proceeds	0	0	0	
Bond Interest	97,000	97,000	97,000	
PTIF Interest	0	0	0	
Build America Back	0	0	0	
Misc. Rev.	0	0	50,000	1
Subtotal	**2,581,262**	**2,581,262**	**2,631,262**	
Total	**16,734,057**	**16,734,057**	**18,333,017**	
Appropriation From Fund Balance	**300,000**	**300,000**	**300,000**	
Grand Total	**17,034,057**	**17,034,057**	**18,633,017**	

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	June 2021 Openings	
5600 WEST GATEWAY:				
Project Costs	0	0	0	
Total 5600 West Gateway	**0**	**0**	**0**	
EAST 3500 A:				
Tax Increment Pmts.	0	0	0	
Project Costs	0	0	0	
Total East 3500 A	**0**	**0**	**0**	
NORTH CENTRAL:				
Tax Increment Pmts.	350,000	350,000	350,000	
Project Costs	0	0	0	
Total North Central	**350,000**	**350,000**	**350,000**	
JORDAN RIVER:				
Tax Increment Pmts.	0	0	0	
Project Costs	0	0	0	
Total Jordan River	**0**	**0**	**0**	
GENERAL:				
Sold Services	0	0	0	
Payroll Expenses	779,645	779,645	829,645	1
Admin./Proj. Costs	728,872	643,301	643,301	
Total General	**1,508,517**	**1,422,946**	**1,472,946**	
WILLOW WOOD:				
Project Costs	0	0	0	
Tax Increment Pmts.	0	0	0	
Total Willow Wood	**0**	**0**	**0**	
HERCULES HILL A:				
Tax Increment Pmt.	150,000	150,000	150,000	
Debt Service	0	0	0	
Project Costs	0	0	0	
Total Hercules Hill A	**150,000**	**150,000**	**150,000**	
HERCULES HILL B:				
Project Costs	0	0	0	
Tax Increment Pmt.	0	0	177,620	1
Debt Service - City	0	0	0	
Total Hercules Hill B	**0**	**0**	**177,620**	
MARKET STREET:				
Project Costs	0	0	0	
Tax Increment Pmt.	0	0	0	
Total Market Street	**0**	**0**	**0**	

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings	June 2021 Openings	
DECKER LAKE:				
UCCC Reimbursement	0	0	0	
Granite School District SARR	0	0	0	
Transfer Out Gen. Fund	0	0	0	
Transfer Out UCCC Bond	0	0	0	
Total Decker Lake	**0**	**0**	**0**	
MULTI-PURPOSE EVENT CENTER:				
Bond Fees	2,500	2,500	2,500	
Debt Service 2015	386,042	386,042	386,042	
Transfer Out SARR (DS)	2,037,020	2,037,020	2,037,020	
Total MP Event Ctr.	**2,425,562**	**2,425,562**	**2,425,562**	
NORTHWEST:				
Project Costs	150,000	150,000	150,000	
Tax Increment Payment	1,200,000	1,200,000	1,994,495	1
Total Northwest	**1,350,000**	**1,350,000**	**2,144,495**	
GRANGER CROSSING:				
Project Costs	0	0	0	
Tax Increment Payment	0	0	0	
Total Granger Crossing	**0**	**0**	**0**	
SOUTHWEST				
Project Costs	150,000	150,000	150,000	
Tax Increment Payment	1,600,000	1,600,000	2,076,845	1
Total Southwest	**1,750,000**	**1,750,000**	**2,226,845**	
SOUTH REDWOOD ROAD				
Project Costs	306,876	306,876	306,876	
Tax Increment Payment	0	0	0	
Total Southwest	**306,876**	**306,876**	**306,876**	
CITY CENTER:				
Prof/Tech	357,410	357,410	357,410	
Rental Expense	0	0	0	
Tax Increment Payment	0	0	100,000	1
Debt Service 2010B	0	0	0	
Debt Service 2014	0	0	0	
Debt Service 2016 A & B	3,473,697	3,473,697	3,473,697	
Debt Service 2016	777,875	777,875	777,875	
Debt Service 2020	87,858	87,858	87,858	
Bond Fees	12,000	12,000	12,000	
WVC Credit Tenant Lease	2,484,262	2,484,262	2,484,262	
RDA Operations	0	0	0	
Project Costs	2,000,000	2,000,000	2,000,000	
Transfers Out	0	0	0	
Bond Defeasance	0	0	0	
Total City Center	**9,193,102**	**9,193,102**	**9,293,102**	
Appropriation To Fund Balance		**85,571**	**85,571**	
Grand Total	**17,034,057**	**17,034,057**	**18,633,017**	

BUDGET OPENING
APR 2021 - JUNE 2021
REDEVELOPMENT AGENCY
FISCAL YEAR 2020-2021

No.	Amount	Description	Source
1	$ 1,598,960.00	Increase in Increment Payments *(Increase in Collected Tax Increment, which in turn Increases the Increment Payments)*	Tax Increment Revenue

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

ISSUE:

A Resolution adopting a final budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022.

SYNOPSIS:

This resolution adopts the final budget for the Redevelopment Agency of West Valley City for the 2021-2022 fiscal year after receiving public comment at a hearing on June 1, 2021.

BACKGROUND:

The Redevelopment Agency adopted a tentative budget that was 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 adopting this final budget for FY 2021-2022.

RECOMMENDATION:

City staff recommends approval of the Resolution

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022.

WHEREAS, as required by law, the Redevelopment Agency of West Valley City (the "Agency") submitted a proposed annual budget (the "Budget") to the Redevelopment Agency Board of Directors for review and revision before final approval; and

WHEREAS, the Agency held a public hearing on June 1, 2021, to consider final adoption of the Budget for the 2021-2022 fiscal year; and

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

WHEREAS, the Agency 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 Directors of the Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Redevelopment Agency Budget for the 2021-2022 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City that the annual Budget, attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2021 and ending June 30, 2022.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2021.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
5600 WEST GATEWAY:						
Tax Increment	84,967	68,106	117,625	78,785	249,084	
Total 5600 West Gateway	**84,967**	**68,106**	**117,625**	**78,785**	**249,084**	**216.2%**
EAST 3500 A:						
Tax Increment	268,650	293,851	478,292	486,222	491,038	
Total East 3500 A	**268,650**	**293,851**	**478,292**	**486,222**	**491,038**	**1.0%**
NORTH CENTRAL:						
Tax Increment	684,984	732,292	999,747	1,014,628	1,071,221	
Total North Central	**684,984**	**732,292**	**999,747**	**1,014,628**	**1,071,221**	**5.6%**
JORDAN RIVER:						
Tax Increment	371,102	409,361	501,462	517,813	336,892	
Total Jordan River	**371,102**	**409,361**	**501,462**	**517,813**	**336,892**	**-34.9%**
WILLOW WOOD:						
Tax Increment	354,698	288,715	359,310	385,371	393,363	
Total Willow Wood	**354,698**	**288,715**	**359,310**	**385,371**	**393,363**	**2.1%**
REDWOOD:						
Tax Increment	219,160	0	0	0	0	
Total Redwood	**219,160**	**0**	**0**	**0**	**0**	**0.0%**
HERCULES HILL A:						
Tax Increment	303,143	216,807	438,075	457,946	457,859	
Total Hercules Hill A	**303,143**	**216,807**	**438,075**	**457,946**	**457,859**	**0.0%**
HERCULES HILL B:						
Tax Increment	638,577	585,399	1,170,595	1,212,875	1,242,862	
Total Hercules Hill B	**638,577**	**585,399**	**1,170,595**	**1,212,875**	**1,242,862**	**2.5%**
MARKET STREET:						
Tax Increment	68,467	38,363	55,982	119,131	0	
Total Market Street	**68,467**	**38,363**	**55,982**	**119,131**	**0**	**-100.0%**
DECKER LAKE:						
Tax Increment	687,633	793,730	1,007,847	1,234,440	0	
Total Decker Lake	**687,633**	**793,730**	**1,007,847**	**1,234,440**	**0**	**-100.0%**
NORTHWEST:						
Tax Increment	1,334,836	1,410,642	2,574,181	2,822,032	3,262,702	
Total Northwest	**1,334,836**	**1,410,642**	**2,574,181**	**2,822,032**	**3,262,702**	**15.6%**
GRANGER CROSSING:						
Tax Increment	163,351	329,375	430,250	457,009	471,949	
Total Granger Crossing	**163,351**	**329,375**	**430,250**	**457,009**	**471,949**	**3.3%**
SOUTHWEST:						
Tax Increment	3,205,954	2,898,437	4,285,306	3,857,608	3,998,242	
Total Southwest	**3,205,954**	**2,898,437**	**4,285,306**	**3,857,608**	**3,998,242**	**3.6%**

REDEVELOPMENT AGENCY - FUND 22

REVENUE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
SOUTH REDWOOD ROAD:						
Tax Increment	0	0	391,136	383,595	440,270	
Total Southwest	**0**	**0**	**391,136**	**383,595**	**440,270**	**14.8%**
FAIRBOURNE:						
Tax Increment	0	0	0	0	321,800	
Total Fairbourne	**0**	**0**	**0**	**0**	**321,800**	**100.0%**
CITY CENTER:						
Tax Increment	888,911	768,144	1,113,064	1,125,340	1,703,732	
Total City Center	**888,911**	**768,144**	**1,113,064**	**1,125,340**	**1,703,732**	**51.4%**
Rental Income	217,031	41,369	0	0	0	
RDA Operations	8,287,076	4,295,974	1,889,443	2,484,262	2,484,262	
Sale of Land	3,987,225	1,955,473	0	0	0	
Bond Interest	37,252	8,070	4,586	97,000	97,000	
PTIF Interest	139,889	122,338	68,904	0	0	
Build America Back	79,835	80,588	40,282	0	0	
Misc. Rev.	704,159	3,339	255,000	0	0	
Bond Proceeds	0	0	4,795,000	0	0	
Subtotal	**13,452,467**	**6,507,150**	**7,053,215**	**2,581,262**	**2,581,262**	**0.0%**
Total	**22,726,900**	**15,340,372**	**20,976,087**	**16,734,057**	**17,022,276**	**1.7%**
Appropriation From Fund Balance	**0**	**0**	**0**	**300,000**	**0**	
Grand Total	**22,726,900**	**15,340,372**	**20,976,087**	**17,034,057**	**17,022,276**	**-0.1%**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
5600 WEST GATEWAY:						
Project Costs	0	0	0	0	0	
Total 5600 West Gateway	**0**	**0**	**0**	**0**	**0**	**0.0%**
EAST 3500 A:						
Tax Increment Pmts.	0	0	0	0	0	
Project Costs	0	160,000	0	0	150,000	
Total East 3500 A	**0**	**160,000**	**0**	**0**	**150,000**	**0.0%**
NORTH CENTRAL:						
Tax Increment Pmts.	39,355	0	0	350,000	450,000	
Project Costs	0	0	466,750	0	0	
Total North Central	**39,355**	**0**	**466,750**	**350,000**	**450,000**	**28.6%**
JORDAN RIVER:						
Tax Increment Pmts.	30,000	0	0	0	0	
Project Costs	202,500	160,338	36,175	0	0	
Total Jordan River	**232,500**	**160,338**	**36,175**	**0**	**0**	**0.0%**
GENERAL:						
Sold Services	(831,325)	(962,556)	(1,493,858)	0	0	
Payroll Expenses	429,730	493,013	714,480	779,645	971,215	
Admin./Proj. Costs	451,522	519,543	574,378	728,872	1,000,000	
Transfer Out	0	0	205,000	0	0	
Total General	**49,927**	**50,000**	**0**	**1,508,517**	**1,971,215**	**0.0%**
WILLOW WOOD:						
Project Costs	200,000	0	0	0	100,000	
Tax Increment Pmts.	0	0	0	0	0	
Total Willow Wood	**200,000**	**0**	**0**	**0**	**100,000**	**0.0%**
HERCULES HILL A:						
Tax Increment Pmt.	100,000	0	0	150,000	150,000	
Debt Service	218,000	(2,875,897)	5,366	0	0	
Project Costs	200,000	0	250,000	0	175,000	
Total Hercules Hill A	**518,000**	**(2,875,897)**	**255,366**	**150,000**	**325,000**	**116.7%**
HERCULES HILL B:						
Project Costs	248,697	4,711	1,503	0	200,000	
Tax Increment Pmt.	0	25,966	161,196	0	450,000	
Debt Service - City	5,197	(81,937)	0	0	0	
Total Hercules Hill B	**253,894**	**(51,260)**	**162,699**	**0**	**650,000**	**0.0%**
FAIRBOURNE:						
Project Costs	0	0	0	0	200,000	
Tax Increment Pmt.	0	0	0	0	0	
Total Fairbourne	**0**	**0**	**0**	**0**	**200,000**	**100.0%**

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
DECKER LAKE:						
UCCC Reimbursement	0	0	0	0	0	
Granite School District SARR	0	0	0	0	0	
Transfer Out Gen. Fund	0	0	0	0	0	
Transfer Out UCCC Bond	0	0	0	0	0	
Total Decker Lake	**0**	**0**	**0**	**0**	**0**	**0.0%**
MULTI-PURPOSE EVENT CENTER:						
Bond Fees	0	0	0	2,500	2,500	
Debt Service 2015	411,400	(12,827)	386,861	386,042	386,064	
Transfer Out SARR (DS)	2,031,000	2,407,400	2,195,588	2,037,020	1,206,299	
Total MP Event Ctr.	**2,442,400**	**2,394,573**	**2,582,449**	**2,425,562**	**1,594,863**	**-34.2%**
NORTHWEST:						
Project Costs	0	542,218	455,000	150,000	250,000	
Tax Increment Payment	634,550	694,490	1,456,771	1,200,000	1,750,000	
Total Northwest	**634,550**	**1,236,708**	**1,911,771**	**1,350,000**	**2,000,000**	**48.1%**
GRANGER CROSSING:						
Project Costs	0	0	67,745	0	200,000	
Tax Increment Payment	0	0	0	0	0	
Total Granger Crossing	**0**	**0**	**67,745**	**0**	**200,000**	**100.0%**
SOUTHWEST						
Project Costs	0	100,000	150,000	150,000	0	
Tax Increment Payment	3,308,288	1,594,474	2,221,419	1,600,000	2,400,000	
Total Southwest	**3,308,288**	**1,694,474**	**2,371,419**	**1,750,000**	**2,400,000**	**37.1%**
SOUTH REDWOOD ROAD						
Project Costs	0	0	0	306,876	300,000	
Tax Increment Payment	0	0	0	0	0	
Total South Redwood Road	**0**	**0**	**0**	**306,876**	**300,000**	**-2.2%**
CITY CENTER:						
Prof/Tech	277,856	84,555	368,924	357,410	450,000	
Rental Expense	40,095	1,080	0	0	0	
Tax Increment Payment	100,000	92,374	100,000	0	100,000	
Debt Service 2010B	244,613	244,613	244,694	0	0	
Debt Service 2016 A & B	4,389,819	3,129,845	3,777,941	3,473,697	2,486,843	
Debt Service 2016	776,500	779,100	779,575	777,875	778,750	
Debt Service 2020	0	0	0	87,858	76,720	
Bond Fees	10,000	12,450	53,475	12,000	12,000	
WVC Credit Tenant Lease	2,484,262	2,484,262	2,275,174	2,484,262	2,484,262	
RDA Operations	6,189,967	2,585,258	9,260	0	0	
Project Costs	1,009,324	1,025,893	159,856	2,000,000	263,838	
Transfers Out	910,000	804,708	350,000	0	0	
Bond Defeasance	0	0	4,742,306	0	0	
Total City Center	**16,432,435**	**11,244,137**	**12,861,205**	**9,193,102**	**6,652,413**	**-27.6%**
Appropriation To Fund Balance	**0**	**0**	**0**	**0**	**28,785**	
Grand Total	**24,111,349**	**14,013,074**	**20,715,579**	**17,034,057**	**17,022,276**	**-0.1%**

The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, June 1, 2021, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

1. Call to Order

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. May 4, 2021

5. Report of Executive Director

6. Public Hearings:

   A. Accept Public Input Regarding Re-Opening the FY 2020-2021 Budget

      Action: Consider Resolution 21-02, Amend the Budget of the Housing Authority of West Valley City for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

- 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.

B. Accept Public Input Regarding the FY 2021-2022 Budget

Action: Consider Resolution 21-03, Adopt the Annual Budget of the Housing Authority of West Valley City for the Fiscal Year Commencing July 1, 2021 and Ending June 30, 2022

7. 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 HOUSING AUTHORITY REGULAR MEETING – MAY 4, 2021

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MAY 4, 2021, AT 7:03 P.M. THE MEETING WAS CALLED TO ORDER BY VICE-CHAIRMAN NORDFELT.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Lars Nordfelt, Vice Chair
Steve Buhler
Karen Lang
Jake Fitisemanu
Don Christensen
Ron Bigelow

ABSENT:

Tom Huynh, Chair

STAFF PRESENT ELECTRONICALLY:

Wayne T Pyle, Executive Director
Nichole Camac, Secretary
Nicole Cottle, Assistant City Manager/General Counsel
Steve Pastorik, CED
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Scott Buchanan, Acting 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
John Flores, HR Director

APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 5, 2021

The Board considered Minutes of the Annual Meeting held January 5, 2021. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Annual Meeting held January 5, 2021. Mr. Fitisemanu seconded the motion.

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

DRAFT

20-01: ADOPT A TENTATIVE BUDGET FOR THE SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022; SET JUNE 1, 2021 AS THE DATE FOR THE PUBLIC HEARING

Wayne Pyle, Chief Executive Officer, discussed proposed Resolution 21-01 that would adopt a tentative budget for the support of the Housing Authority for the fiscal year commencing July 1, 2021 and ending June 30, 2022; set June 1, 2021 as the date for the Public Hearing.

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

> This resolution adopts the tentative budget for the Housing Authority of West Valley City for the 2021-2022 fiscal year and sets a date for public comment at a hearing on June 1, 2021.
>
> The Housing 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 2021-2022.

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

Mr. Buhler moved to approve Resolution 21-01.

Mr. Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Vice Chairman Nordfelt	Yes
Chairman Huynh	Absent

Unanimous.

MOTION TO ADJOURN

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

DRAFT

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE REGULAR MEETING OF TUESDAY, MAY 4, 2021, WAS ADJOURNED AT 7:07 P.M. BY VICE CHAIRMAN NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Housing Authority held Tuesday, May 4, 2021.

_____

Nichole Camac
Secretary

DRAFT

Item: _____
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Budget Opening Required: ☐

ISSUE:

A Resolution to re-open the fiscal year 2020-2021 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted May 20, 2021 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 1, 2021 at 6:30 p.m.

RECOMMENDATION:

City staff recommends approval of the Resolution amending the budget of the West Valley City Housing Authority for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

HOUSING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AMENDING THE BUDGET OF THE HOUSING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the Board of Commissioners of the Housing Authority of West Valley City adopted a resolution approving the budget of the Housing Authority for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of state law; and

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

WHEREAS, notice was duly given of a public hearing to be held on June 1, 2021, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 1, 2021 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 Commissioners of the Housing 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 Housing Authority of West Valley City for the fiscal year beginning July 1, 2020 and ending June 30, 2021, 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 _____, 2021.

HOUSING AUTHORITY
OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT

	Adopted 2020-2021	Dec 2020 Openings	Jun 2021 Openings	
OPERATING REVENUES				
VOUCHERS:				
Campbell Court	0	350,000	0	1
Housing Payments	3,300,000	3,300,000	3,443,500	2
Total Vouchers	**3,300,000**	**3,650,000**	**3,443,500**	
Total Operating Revenue	**3,300,000**	**3,650,000**	**3,443,500**	

HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT

	Adopted 2020-2021	Dec 2020 Openings	Jun 2021 Openings	
OPERATING EXPENSES				
GENERAL				
General Admin/Proj Cost	309,908	309,908	309,908	
Vouchers	(309,908)	(309,908)	(309,908)	
Campbell Court	0	350,000	0	1
Transfer Out	0	0	0	
General Subtotal	**0**	**350,000**	**0**	
VOUCHERS				
Administration	330,000	330,000	473,500	2
Vouchers - Regular	2,970,000	2,970,000	2,970,000	
Vouchers Subtotal	**3,300,000**	**3,300,000**	**3,443,500**	
Total Operating Expenses	**3,300,000**	**3,650,000**	**3,443,500**	

H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT

	Adopted 2020-2021	Dec 2020 Openings	Jun 2021 Openings	
Campbell Court	0	0	350,000	1
Total Revenue	**0**	**0**	**350,000**	

H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT

	Tentative 2021-2022	Dec 2020 Openings	Jun 2021 Openings	
Campbell Court	0	0	350,000	1
Total Expenses	**0**	**0**	**350,000**	

BUDGET OPENING
APR 2021 - JUN 2021
HOUSING AUTHORITY
FISCAL YEAR 2020-2021

No.		Amount	Description	Source
1	$	350,000.00	Campbell Court Apartment Complex *(To Establish Budget for Campbell Court Apartments)*	Campbell Court Revenue
2	$	143,500.00	Additional Hosuing Authority Administration Fees for COVID-19 Response *(Additional Funding From HUD for COVID-19 Admin Fees)*	HUD

ITEM#_____

ISSUE PAPER
WEST VALLEY CITY HOUSING AUTHORITY
ADOPTION OF FY 2021-2022 BUDGET

ISSUE:

A Resolution adopting a final budget for the Housing Authority of West Valley City for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022.

SYNOPSIS:

This resolution adopts the final budget for the Housing Authority of West Valley City for the 2021-2022 fiscal year after receiving public comment at a hearing on June 1, 2021.

BACKGROUND:

The Housing Authority adopted a tentative budget that was 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 adopting this final budget for FY 2021-2022.

RECOMMENDATION:

City staff recommends approval of the Resolution

HOUSING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE HOUSING AUTHORITY OF WEST VALLEY CITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022.

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

WHEREAS, the Housing Authority held a public hearing on June 1, 2021, to consider final adoption of the Budget for the 2021-2022 fiscal year; and

WHEREAS, the Housing 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 Housing 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 Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Housing Authority Budget for the 2021-2022 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of West Valley City that the "Housing Authority of West Valley City Annual Implementation Budget 2021-2022", attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2021 and ending June 30, 2022.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2021.

HOUSING AUTHORITY OF WEST VALLEY CITY

_____
CHAIR

ATTEST:

_____
SECRETARY

HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
OPERATING REVENUES						
VOUCHERS:						
Interest Income	5,181	46,143	39,068	0	0	
Fraud Receivables	7,592	7,108	15,749	0	0	
Misc. Revenue	14	59,490	352,761	0	0	
Administrative Subsidy	320,463	314,698	379,600	0	0	
Portability Payments	36,970	1,677	0	0	0	
Campbell Court	221,332	239,874	485,188	0	0	
Housing Payments	3,153,966	3,093,891	3,484,285	3,300,000	3,500,000	
Total Vouchers	**3,745,518**	**3,762,881**	**4,756,651**	**3,300,000**	**3,500,000**	**6.1%**
PUBLIC HOUSING:						
Sale of Assets	17,962	0	0	0	0	
Total Public Housing	**17,962**	**0**	**0**	**0**	**0**	**0.0%**
Total Operating Revenue	**3,763,480**	**3,762,881**	**4,756,651**	**3,300,000**	**3,500,000**	**6.1%**

HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
OPERATING EXPENSES						
GENERAL						
General Admin/Proj Cost	319,560	59,761	12,064	309,908	316,400	
Vouchers	0	0	0	(309,908)	(316,400)	
Campbell Court	0	336,718	648,326	0	0	
General Subtotal	**319,560**	**396,479**	**660,390**	**0**	**0**	**0.0%**
VOUCHERS						
Administration	387,574	416,748	452,828	330,000	350,000	
Vouchers - Regular	3,255,552	3,174,391	3,409,196	2,970,000	3,150,000	
Vouchers Subtotal	**3,643,126**	**3,591,139**	**3,862,024**	**3,300,000**	**3,500,000**	**6.1%**
PUBLIC HOUSING						
Administration	6,172	0	0	0	0	
Public Housing Subtotal	**6,172**	**0**	**0**	**0**	**0**	**0.0%**
Total Operating Expenses	**3,968,858**	**3,987,618**	**4,522,414**	**3,300,000**	**3,500,000**	**6.1%**

H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
Campbell Court	0	0	0	0	350,000	
Total Revenue	**0**	**0**	**0**	**0**	**350,000**	**100.0%**

H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
Campbell Court	0	0	0	0	350,000	
Total Expenses	**0**	**0**	**0**	**0**	**350,000**	**100.0%**

The Regular Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, June 1, 2021, at 6:30 PM, or as soon thereafter as the Housing Authority Meeting is completed.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at https://www.youtube.com/user/WVCTV.

JAKE FITISEMANU, CHAIR
DON CHRISTENSEN, VICE CHAIR

A G E N D A

1. Call to Order- Chair Jake Fitisemanu

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

   A. May 4, 2021

5. Report of Chief Executive Officer

- 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.

6. Public Hearings:

A. Accept Public Input Regarding the FY 2021-2022 Budget

Action: Consider Resolution 21-02, Adopt the Annual Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Commencing July 1, 2021 and Ending June 30, 2022

7. Adjourn

MINUTES OF BUILDING AUTHORITY REGULAR MEETING – MAY 4, 2021

THE WEST VALLEY CITY BUILDING AUTHORITY MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, MAY 4, 2021, AT 7:07 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN FITISEMANU.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Jake Fitisemanu, Chair
Steve Buhler
Karen Lang
Lars Nordfelt
Don Christensen
Ron Bigelow

ABSENT:

Tom Huynh

STAFF PRESENT ELECTRONICALLY:

Wayne T Pyle, Executive Director
Nichole Camac, Secretary
Nicole Cottle, Assistant City Manager/General Counsel
Steve Pastorik, CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Scott Buchanan, Acting 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
John Flores, HR Director

APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 5, 2021
The Board considered Minutes of the Annual Meeting held January 5, 2021. There were no changes, corrections or deletions.

Ms. Lang moved to approve the minutes of the Annual Meeting held January 5, 2021.

Mr. Christensen seconded the motion.

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

DRAFT

20-01: ADOPT A TENTATIVE BUDGET FOR THE SUPPORT OF THE BUILDING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022; SET JUNE 1, 2021 AS THE DATE FOR THE PUBLIC HEARING

Wayne Pyle, Chief Executive Officer, discussed proposed Resolution 21-01 that would adopt a tentative budget for the support of the Building Authority for the fiscal year commencing July 1, 2021 and ending June 30, 2022; set June 1, 2021 as the date for the Public Hearing.

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

> This resolution adopts the tentative budget for the Building Authority of West Valley City for the 2021-2022 fiscal year and sets a date for public comment at a hearing on June 1, 2021.
>
> The 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 2021-2022.

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

Mr. Nordfelt moved to approve Resolution 21-01.

Ms. Lang seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Absent
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairman Fitisemanu	Yes

Unanimous.

MOTION TO ADJOURN

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

DRAFT

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY BUILDING AUTHORITY THE REGULAR MEETING OF TUESDAY, MAY 4, 2021, WAS ADJOURNED AT 7:11 P.M. BY CHAIRMAN FITISEMANU.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Building Authority held Tuesday, May 4, 2021.

_____
Nichole Camac
Secretary

DRAFT

Item: _____
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, 2021 and ending June 30, 2022.

SYNOPSIS:

This resolution adopts the final budget for the Municipal Building Authority of West Valley City for the 2021-2022 fiscal year after receiving public comment at a hearing on June 1, 2021.

BACKGROUND:

The Municipal Building Authority adopted a tentative budget that was 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 adopting this final budget for FY 2021-2022.

RECOMMENDATION:

City staff recommends approval of the Resolution

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, 2021 AND ENDING JUNE 30, 2022.

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 1, 2021, to consider final adoption of the Budget for the 2021-2022 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 2021-2022 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City that the annual Budget, attached hereto as Exhibit "A," is hereby adopted for the fiscal year commencing July 1, 2021, and ending June 30, 2022.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2021.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

_____
PRESIDENT

ATTEST:

_____
SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
BUILDING AUTHORITY:						
Interest Income	954,645	856,276	402,923	0	0	
Harman Hall Int R & R	354	0	0	0	0	
Maverik Center R & R Earnings	2,576	0	0	0	0	
Shop/Fire DS Reserve	20	0	0	0	0	
Capitalized Interest	0	0	0	1,804,726	0	
Funding Other Sources	0	12,197,609	0	0	0	
Total Revenues	**957,595**	**13,053,885**	**402,923**	**1,804,726**	**0**	**-100.0%**
Appropriation from Fund Balance	**0**	**0**	**63,157**	**31,578**	**0**	
Total Revenues	**957,595**	**13,053,885**	**466,080**	**1,836,304**	**0**	**-100.0%**

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Adopted 2020-2021	Final 2021-2022	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Harman Hall	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	0.0%
Capital Reserve-Maverik Center	(200,000)	(200,000)	(100,000)	(100,000)	(100,000)	0.0%
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	0.0%
PW Shop/Stn 75 (GF/DS)	(335,060)	(338,260)	0	0	0	0.0%
Hale Theatre Bond (HCT)	(479,094)	0	0	0	0	0.0%
Fire Station Old 72 Bond (GF)	(306,306)	0	0	0	0	0.0%
MBA S 2016 Fire 71,72,76 (GF)	0	(277,500)	(517,500)	(520,300)	(517,800)	-0.5%
MBA S 2017 (GF)	(83,838)	(82,550)	(1,050,000)	(323,524)	(2,128,250)	557.8%
MBA S 2019 Parks/PW (CRoads)	0	0	(361,250)	(327,512)	0	-100.0%
MBA S 2019 Parks/PW (SW)	0	0	(362,000)	(327,513)	(241,342)	-26.3%
MBA S 2019 Parks/PW (Sanit)	0	(332,800)	0	0	(241,342)	100.0%
MBA S 2019 Parks/PW (GF)	0	0	0	(68,000)	(243,841)	258.6%
Maverik Center Refunding (RDA)	(2,406,900)	(2,409,900)	(2,402,200)	(2,402,400)	(2,401,100)	-0.1%
Subtotal Transfers-In	**(3,891,198)**	**(3,721,010)**	**(4,872,950)**	**(4,149,249)**	**(5,953,675)**	**43.5%**
EXPENDITURES:						
Harman Hall Capital Reserve	33,742	71,384	59,658	50,000	50,000	0.0%
Maverik Center Capital Reserve	188,672	230,009	99,650	100,000	100,000	0.0%
Maverik Center Capital Projects	63,142	63,156	63,156	31,578	0	-100.0%
Fitness Center Capital Reserve	113,111	0	0	30,000	30,000	0.0%
MBA S 2010 Fire Station/PW	332,000	335,200	332,799	0	0	0.0%
MBA S 2016 Hale Ctr Thtr/Fire	785,400	0	0	0	0	0.0%
MBA S 2016 Fire 71, 72 & 76	277,500	277,500	517,500	520,300	517,800	-0.5%
MBA S 2017 Parking, PD & Court	2,362,180	2,274,150	3,862,550	2,125,750	2,125,750	0.0%
MBA S 2019 Parks/PW	0	0	722,473	720,525	724,025	0.5%
MBA S 2016 Maverik Ctr Refund	2,404,400	2,407,400	2,399,700	2,399,900	2,398,600	-0.1%
Bond Issuance Costs/Fees	(21,921)	270,410	42,964	7,500	7,500	0.0%
Transfers Out	244,000	11,832,800	0	0	0	0.0%
Subtotal Expenditures	**6,782,225**	**17,762,009**	**8,100,450**	**5,985,553**	**5,953,675**	**-0.5%**
Total Expenditures	**2,891,027**	**14,040,999**	**3,227,500**	**1,836,304**	**0**	**-100.0%**