



The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, October 4, 2022, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

DON CHRISTENSEN, CHAIR
WILL WHETSTONE, VICE CHAIR

A G E N D A

1. Call to Order- Chair Don Christensen

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

A. June 7, 2022

5. Report of Chief Executive Officer

6. Resolutions:

A. Accept Public Input Regarding Re-Opening the FY 2022-2023 Budget

- 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.

Action: Consider Resolution 22:05, Amend the Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

7. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
JUNE 7, 2022**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, JUNE 7, 2022, AT 6:56 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY VICE-CHAIRMAN WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Chair (*electronically*)
Jake Fitisemanu
William Whetstone
Tom Huynh
Karen Lang
Lars Nordfelt

ABSENT:

Scott Harmon

STAFF PRESENT:

Wayne Pyle, City Manager (*electronically*)
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/ General Counsel
Eric Bunderson, City Attorney (*electronically*)
Colleen Jacobs, Police Chief
John Evans, Fire Chief (*electronically*)
Jeanette Carpenter, Acting Finance Director
Steve Pastorik, CED Director (*electronically*)
Layne Morris, CPD Director
Dan Johnson, Public Works Director (*electronically*)
Nancy Day, Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT

Chairman Don Christensen asked Vice-Chairman William Whetstone to conduct the meeting since he was participating electronically.

APPROVAL OF MINUTES OF THE SPECIAL MEETING HELD MAY 17, 2022

The Board considered Minutes of the Special Meeting held May 17, 2022. There were no changes, corrections or deletions.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
JUNE 7, 2022**

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Ms. Fitisemanu moved to approve the Minutes of the Special Meeting held May 17, 2022.
Mr. Huynh seconded the motion.

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

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2021-2022 BUDGET

Wayne Pyle informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled June 7, 2022, in order for the Authority to hear and consider public comments regarding re-opening the FY 2021-2022 Budget.

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

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

A Public Notice was posted May 19, 2022 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 7, 2022 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Vice Chairman Whetstone opened the Public Hearing. There being no one to speak in favor or opposition, Vice Chairman Whetstone closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 22-03, AMEND THE BUDGET OF WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 22-03 that would amend the budget of West Valley City Municipal Building Authority for the fiscal year beginning July 1, 2021 and ending June 30, 2022 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
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Upon inquiry by Vice Chairman Whetstone there were no further questions from members of the Authority, and he called for a motion.

Ms. Lang moved to approve Resolution 22-03.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chair Christensen	Yes

Unanimous.

B. ACCEPT PUBLIC INPUT REGARDING THE FY 2022-2023 BUDGET

Wayne Pyle informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled June 7, 2022, in order for the Board to hear and consider public comments regarding the FY 2022-2023 Budget.

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

This resolution adopts the final budget for the Municipal Building Authority of West Valley City for the 2022-2023 fiscal year after receiving public comment at a hearing on June 7, 2022.

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 2022-2023.

Vice Chairman Whetstone opened the Public Hearing. There being no one to speak in favor or opposition, Vice Chairman Whetstone closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 22-04, ADOPT THE ANNUAL

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
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**BUDGET OF THE WEST VALLEY CITY MUNICIPAL BUILDING
AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2022
AND ENDING JUNE 30, 2022**

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 22-04 that would adopt the annual budget of the West Valley City Municipal Building Authority for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

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

Mr. Nordfelt moved to approve Resolution 22-04.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Chair Christensen	Yes

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JUNE 7, 2022, WAS ADJOURNED AT 6:59 PM. BY VICE CHAIRMAN WHETSTONE.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
JUNE 7, 2022**

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Municipal Building Authority of West Valley City held Tuesday, June 7, 2022.

Nichole Camac
Secretary

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

ISSUE:

Approve a resolution to re-open the fiscal year 2022-2023 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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

BACKGROUND:

A Public Notice was posted September 22, 2022 in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held October 4, 2022 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of the Building Authority of West Valley City for the fiscal year beginning July 1, 2022 and ending June 30, 2023, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE BUDGET OF THE
MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY
CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022
AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN
THE BUDGET FROM INCREASED REVENUES AND
AUTHORIZE THE DISBURSEMENT OF FUNDS.**

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City adopted a resolution approving the budget of the Municipal Building Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2023, in accordance with the requirements of state law; and

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

WHEREAS, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

WHEREAS, notice was duly given of a public hearing to be held on October 4, 2022, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 4, 2022 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City, Utah as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2022 and ending June 30, 2023, 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 _____, 2022.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings
BUILDING AUTHORITY:		
Interest Income	0	0
Funding Other Sources	0	5,500,000 ¹
Total Revenues	0	5,500,000
Total Revenues	0	5,500,000

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adpoted 2022-2023	Sept 2022 Openings
BUILDING AUTHORITY:		
Inter-Departmental Transfers-In:		
Capital Reserve-Theater	(50,000)	(50,000)
Capital Reserve-Arena	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)
PW Shop/Stn 75 (GF/DS)	0	0
MBA S 2016 Fire 71,72,76 (GF)	(517,600)	(517,600)
MBA S 2017 (GF)	(3,323,250)	(3,323,250)
MBA S 2019 Parks/PW (CRoads)	(256,411)	(256,411)
MBA S 2019 Parks/PW (SW)	(256,411)	(256,411)
MBA S 2019 Parks/PW (Sanit)	0	0
MBA S 2019 Parks/PW (GF)	(211,454)	(211,454)
Maverik Center Refunding (RDA)	(2,400,700)	(2,400,700)
Subtotal Transfers-In	(7,145,826)	(7,145,826)
EXPENDITURES:		
Theater Capital Reserve	50,000	50,000
Arena Capital Reserve	100,000	100,000
Arena Capital Projects	0	0
Fitness Center Capital Reserve	30,000	30,000
MBA S 2010 Fire Station/PW	0	0
MBA S 2016 Fire 71, 72 & 76	517,600	517,600
MBA S 2017 Parking, PD & Court	3,320,750	3,320,750
MBA S 2019 Parks/PW	721,776	721,776
MBA S 2016 Arena Refund	2,398,200	2,398,200
Bond Issuance Costs/Fees	7,500	7,500
Transfers Out	0	5,500,000 ¹
Subtotal Expenditures	7,145,826	12,645,826
Total Expenditures	0	5,500,000

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
JULY 2022 - SEPT 2022
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2022-2023

No.	Amount	Description	Source
1	\$ 5,500,000.00	Transfer MBA Series 2022 Constructions Funds to CIP (Additional Funding for the City Court/Legal Bldg Construction Project)	Bond Proceeds