

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING – JUNE
13, 2023**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, JUNE 13, 2023, AT 7:17 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 CHAIRMAN WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

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

APPROVAL OF MINUTES OF THE REGULAR MEETING HELD JUNE 6, 2023

The Board considered Minutes of the Regular Meeting held June 6, 2023. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Regular Meeting held June 6, 2023.
Mr. Christensen seconded the motion.

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

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**RESOLUTION 23-04: AUTHORIZE THE EXECUTION OF A PUBLIC WAY
LEASE AGREEMENT WITH THE BUILDING AUTHORITY OF WEST VALLEY
CITY AND THE UTAH TRANSIT AUTHORITY FOR THE MIDVALLEY BUS
RAPID TRANSIT PROJECT**

Wayne Pyle, City Manager, presented proposed Resolution 23-04 that would authorize the Execution of a Public Way Lease Agreement With the Building Authority of West Valley City and the Utah Transit Authority for the Midvalley Bus Rapid Transit Project.

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

UTA is building the Midvalley Connector BRT that will connect Murray Central Frontrunner/Trax Station to the SLCC Redwood Campus and West Valley Central Station at the bus hub near City Hall. In October 2021, the City executed a Memorandum of Agreement with UTA establishing general criteria with which the City would participate with UTA in the construction of the Midvalley Connector BRT, including the lease of these properties.

This new agreement provides UTA with the right to operate and construct the BRT in the City and defines the roles with respect to design and construction, and operation and maintenance.

Under the agreement the City agrees to lease to UTA property defined in the agreement, including a portion of the former America First Credit Union parking lot for the expansion of the existing bus hub. The City will also lease portions of City streets whereon UTA Facilities will be built at and in between bus stations. The value of the leased property and roadway areas are estimated to be \$510,000, which the City is donating to UTA as an in-kind contribution to the project. The term of the lease includes an initial term of 50 years, with an automatic renewal of an additional term of 25 years.

UTA agrees to build perimeter parking lot and drainage improvements in the America First parking lot that coordinate with the City's plans to incorporate that lot into the City Hall main parking lot, including landscaping along the shared boundary. UTA will also rebuild the trash enclosure in a new location in the parking lot.

UTA agrees to design and build an 8-foot-tall concrete privacy wall along the east side of 2700 West between 4100 South and Westshire Drive. A portion of the wall will be UTA funded, and a portion will be funded by the City. UTA's share will cover roughly a quarter of the cost to build this segment of wall. The City will acquire all right-of-way for the wall construction. The Public Works Department

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intends to extend the limits of wall construction (ultimately from 4100 South to approximately 3870 South) beyond the limits defined in this agreement by a future contract. The \$600,000 for the wall is being paid with existing funds from the City's CIP and General Fund.

UTA's project will be installing an electrical transformer to charge electric buses and grant to the City the use of excess capacity of 1000 KVA for vehicle charging stations in the City Hall parking lot. Rocky Mountain Power will provide the City's charging stations at a later date and is planned to include four DCFC (Direct Current Fast Charging) stations, two-150 kW stations, and two-350-kW stations.

A portion of the leased property is owned by West Valley City, and a portion is owned by the Municipal Building Authority of West Valley City.

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

Mr. Christensen moved to approve Resolution 23-04.

Ms. Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

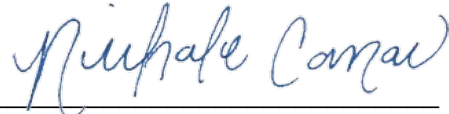
Upon motion by Ms. Lang, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, JUNE 13, 2023, WAS ADJOURNED AT 7:19 PM. BY CHAIRMAN WHETSTONE.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Municipal Building Authority of West Valley City held Tuesday, June 13, 2023.



Nichole Camac
Secretary