



west valley city financial report

Citizen-Centric Report for the fiscal year ended June 30, 2020

Special points of interest:

- West Valley City is the second largest city in Utah
- 35.5 square miles
- City Council-City Manager form of government
- Weekly City Council meetings are broadcast live online and on the local government access station
- Home of the Maverik Center and the Utah Grizzlies
- Home of the USANA Amphitheater

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Our City

West Valley City, Utah is a dynamic community that was incorporated in 1980. Settlement of the area by the pioneers dates back to 1848. 172 years later, our city is the second most populous in the state. West Valley City also has a diverse economic base linked to an aggressive economic development strategy to keep the city stable and moving forward.

West Valley City is home to a wide range of amenities and venues, including: 2 golf courses, Maverik Center Arena, Harman Hall Theatre, Family Fitness Center, Harman Senior Recreation Center, Utah Cultural Celebration Center, 36 city operated parks, 6 county operated parks, easy access to the Jordan River Parkway Trail, easy access to transportation and much, much more.

Our Government

The City operates under a City Council-City Manager form of government. This form of government combines the political leadership of elected officials with the strong managerial experience of an appointed local city manager. The City is organized into 10 departments:

- | | |
|------------------------------------|----------------------|
| • Administration | • Fire |
| • Communications | • Legal |
| • Community & Economic Development | • Parks & Recreation |
| • Community Preservation | • Police |
| • Finance | • Public Works |

Our Progress

West Valley City continues to be recognized nationally for fiscal responsibility and providing high quality community services. This report serves as a window for our residents into the \$144 million annual budget. The City made great strides again during the past year in seeking opportunities to diversify its economic base and improve resident services. Highlights of some of these accomplishments can be found on page 2 of this report.

City Demographic and Economic Statistics

	2020	2019	2018
Population	139,824	138,023	137,179
School Enrollment	26,573	26,696	27,535
Personal Income	\$3,158,344,512	\$2,811,390,487	\$2,597,758,723
Per Capita Income	\$22,824	\$20,369	\$18,937
Unemployment Rate	6.3%	2.8%	3.0%

This Year in WVC

- On March 18, the Salt Lake Valley experienced a 5.7 magnitude earthquake centered near the northwest City border, 70 mobile homes were repaired within 45 days.
- Due to the Covid-19 pandemic, most community events and activities were canceled.
- WVCPD successfully completed their 3rd CALEA accreditation review.
- WVCPD opened new state of the art headquarters.
- 1,300 stall Fairbourne Station parking garage opened.
- Finance Department received CAFR & Budget awards from the GFOA for the 27th consecutive year and received the PAFR award from the GFOA for the second consecutive year.
- Finance Department received a certificate of excellence from the AGA for the 4th consecutive year for this report.
- WVCFD opened rebuilt Station 71.



- Recognized by National Night Out for 16th consecutive year.
- New capital investments from business development efforts estimated at \$336.7 million.
- WVC Parks and Recreation completed construction of the new Grand Vistas Park and acquired two existing parks and Centennial Pool complex from Salt Lake County.
- The WVC Prosecution Division celebrated the one year anniversary of our Mental Health Court, one of only 2 in the state.
- 2700 West streetscape improvement project completed.



Services Provided by West Valley City

West Valley City Operating Indicators by Function

	2020	2019	2018
Police			
Number of authorized sworn officers	216	216	209
Physical arrests	5,333	5,636	3,374
Response Time (in minutes)	16.38*	4.77	4.21
Fire			
Number of calls answered	12,022	11,997	11,993
Inspections	403	1,208	969
Response Time (in minutes)	5.8	5.58	6.19
Highways and streets			
Street resurfacing			
Slurry Seal (sq yards)	514,139	608,315	568,716
Overlay Project (sq yards)	0	0	152,550
Hot Mix Patching (tons)	2,456	1,480	2,135
Polymer Seal (sq. yards)	0	164,501	222,205
Parks & Recreation			
Developed City-owned parks	36	30	30
Undeveloped City-owned park property (acres)	18	18	14
Developed county-owned parks within the City (acres)	193	207	193
Total property acreage maintained by WVC (acres)	343	332	313
Community Development			
Building Permits Issued:			
Single Family	88	184	150
Multi-family	33	33	22
Mobile Home	9	7	0

* The Police Department changed their definition of response time in FY2020 to be the time from when a caller first contacts 911 to when an officer reports that they have arrived on scene.

Our Financial Goals

West Valley City strives to maintain sound financial management policies. The City staff works to ensure that the programmatic and service priorities of the City's elected officials and City Manager are carried out within the various fiscal, and legal constraints imposed on the City. West Valley City also strives to improve the overall planning, implementation, and performance of program objectives. Through these objectives, the city safeguards assets, promotes operational efficiency, manages fiscal policies, and provides accurate reporting and analysis.

The City Council has made it a priority to ensure that West Valley City citizens enjoy a quality of life which engenders a sense of community and an environment which attracts and expands our businesses, better education of our students and encourages public-private partnerships that stimulate economic activity and increased efficiency in City operations.

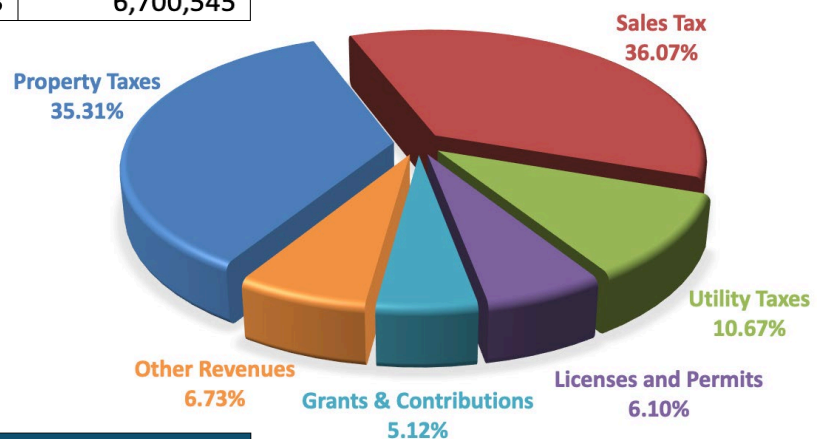
Our Finances - Revenues vs. Expenses

What are the costs of providing services to residents and how are those costs paid?

West Valley City provides Public Safety, Community Development, Parks and Recreation, Highways, and other services to the residents through a combination of taxes, grants, and charges for services. These charts show where revenues come from, where funds are spent, and some of the things that West Valley City does with public funds.

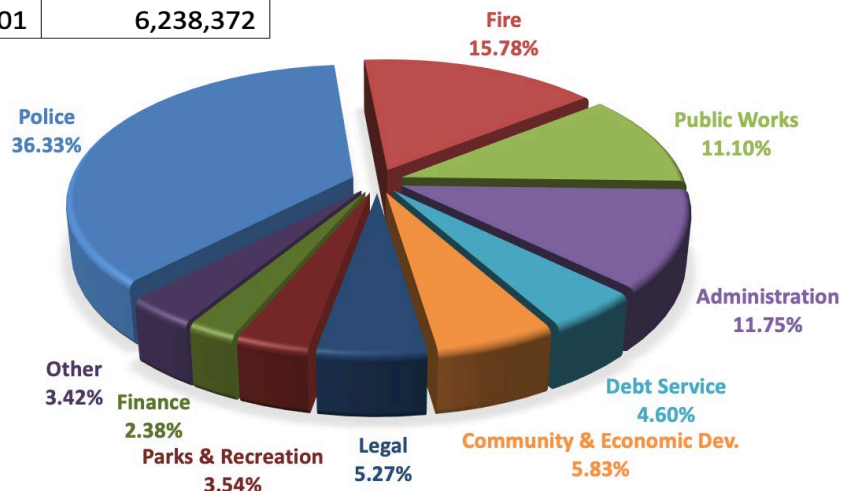
General Fund Revenue by Source

	FY2020	FY2019
Property Taxes	\$ 31,351,873	\$ 31,256,126
Sales Tax	32,033,080	27,642,799
Utility Taxes	9,471,739	9,813,969
Licenses and Permits	5,418,220	5,266,657
Grants & Contributions	4,546,777	4,632,913
Other Revenues	5,975,583	6,700,545



General Fund Expenditures by Service Area

	FY2020	FY2019
Police	\$ 27,836,597	\$ 26,348,313
Fire	12,089,311	11,259,178
Public Works	8,504,836	7,167,834
Administration	9,004,656	8,988,189
Debt Service	3,523,720	3,720,055
Community & Economic Dev.	4,468,715	4,174,844
Legal	4,037,844	4,095,203
Parks & Recreation	2,708,994	2,566,335
Finance	1,822,265	1,832,443
Other	2,620,701	6,238,372



Independent Audit

An independent audit of the city's finances is conducted annually. This year's audit resulted in a clean audit opinion. Full financial information including the city's Comprehensive Annual Financial Report can be found on the city's website at www.wvc-ut.gov.

What's New

The West Valley City Redevelopment Agency continues to recruit unprecedented investments from the industrial and commercial sectors, adding another \$336.7 million dollars in new capital investment to the City. A couple of the most exciting developments include the following:



Soleil Technology Park
5 Office Buildings
525,000 SF total

Industrial Projects
ARA, Hamilton,
Presidential & Hines
2,262,385 total SF



Sage Valley Apartments
Redwood Road
430 units

Fairbourne Station
Office Tower
9-Story Class A Building



Fairbourne Station continues to move ahead rapidly as well as the surrounding area. Construction projects underway include a second phase of the ICO Apartments, Spring Hill Suites, Mountain America Credit Union. Phase 2 of the Fairbourne Station development plan is expected to start in the coming year.

The 5600 West Corridor is also still experiencing positive growth with several projects underway. Additionally, the next phase of the UDOT Mountain View Corridor project began in the spring of 2019 with an anticipated completion in 2021 providing greater accessibility and connection to freeways in the area for residents and commercial transport.

The City launched a new program called My Hometown this year. The program is neighborhood-focused and brings various governments, non-profit organizations, faith-based institutions, and businesses together to address needs in a targeted neighborhood in the City. The pilot project area included 1080 households in the Stansbury area. In the heart of the area is a Community Resource Center that will offer dozens of programs.



66 volunteer service couples work in the area and planned 16 days of service that included 138 projects and over 4,128 hours of volunteer hours. Other programs successfully completed this year include Bags of Love, a honk and wave parade and a drive-thru community wellness fair.

Challenges

2020 has provided challenges no person or government entity could have planned for. The difficulties caused by a global pandemic will continue to be one of the biggest issues the City faces going forward into 2021. West Valley City will continue to work to support its citizens and business partners as we weather the personal, economic, and health concerns that face the world.

One of the greatest challenges faced by the City is managing the growth of a very diverse population. West Valley City strives to meet this challenge by continually planning for public works projects, seeking new business growth, and new ways to communicate with residents in an open and transparent manner to enhance the quality of life for the residents of the City. The City continues to strive to minimize vacancies within our commercial centers by working to find ways to attract new businesses to the City. As part of our fiscal responsibility to our residents, the City strives to be aware of current market conditions, and to address the need for additional funding sources and financial incentives to be able to maintain the level of service being provided to the community.



(801) 963-3238

www.wvc-ut.gov/finance

We want to hear from you.

Do you like this report?

Is there other information you would like to see?

For additional information, please contact:

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