



financial report

For the fiscal year
ended June 30, 2017

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 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. 169 years later, this city in Utah 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, Hale Centre Theatre, Family Fitness Center, Harman Senior Recreation Center, Utah Cultural Celebration Center, 28 city operated parks, 5 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
- Communications
- Community & Economic Development
- Community Preservation
- Finance
- Fire
- Legal
- Parks & Recreation
- Police
- 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 \$143 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

	2015	2016	2017
Population	134,999	135,997	136,617
School Enrollment	22,417	22,010	25,992
Personal Income	\$2,450,636,847	\$2,533,115,533	\$2,434,924,791
Per Capita Income	\$18,153	\$18,629	\$17,823
Unemployment Rate	3.9%	3.0%	2.9%

This Year in WVC

- Finance Department received CAFR & Budget awards for the 26th consecutive year.
- WVCPCD CALEA Accreditation awarded.
- Reimplementation of specialty units in the WVCPCD.
- Honored WVCPCD Officer Brotherson, first officer killed in the line of duty.
- WVCPCD trained nine critical care paramedics to enhance medical service delivery.
- Completed the design and started construction of two new WVCPCD stations and one station remodel.
- Enhanced WVCPCD response times for all special operations divisions; hazmat, urban search and rescue, and EOD unit.
- Animal Shelter adopted 1,508 animals and returned 981 to owners.
- Recognized by National Night Out for 13th consecutive year.
- Continued participation in the Idea House program with the completion of an additional three homes.



- 600 page land use code section overhaul completed by CED and Legal Departments to make it more efficient and effective.
- The Victim Services Office partnered with the WVCPCD and South Valley Services to provide complementary, comprehensive, wraparound services to 470 high risk domestic violence victims.
- Skateboard Park grand opening in Centennial Park.
- New programs offered including a Veterans Golf League at The Ridge Golf Course.
- Completion of Utah Cultural Celebration Center basement remodel and expansion.
- City Park parking lot reconstruction completed.



Services Provided by West Valley City

West Valley City Operating Indicators by Function

	2015	2016	2017
Police			
Number of full-time sworn officers	196	192	203
Physical arrests	3,300	3,313	3,320
Response Time (in minutes)	5.15	5.22	4.23
Fire			
Number of calls answered	9,798	10,918	11,961
Inspections	2,108	1,276	996
Response Time (in minutes)	6.12	5.68	5.42
Highways and streets			
Street resurfacing			
Slurry Seal (sq yards)	685,952	574,339	598,156
Overlay Project (sq yards)	110,930	131,263	131,263
Hot Mix Patching (tons)	33	1,947	1,709
Polymer Seal (sq. yards)	69,000	197,329	181,364
Zipper Repair (tons)	2,000	1,947	1,709
Parks & Recreation			
Developed City-owned parks	27	27	27
Undeveloped City-owned park property (acres)	14	14	14
Developed county-owned parks within the City (acres)	97	97	97
Total property acreage maintained by WVC (acres)	305	306	306
Community Development			
Building Permits Issued:			
Single Family	185	141	139
Duplex	1	3	-
Multi-family	23	19	17
Mobile Home	2	-	2

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.

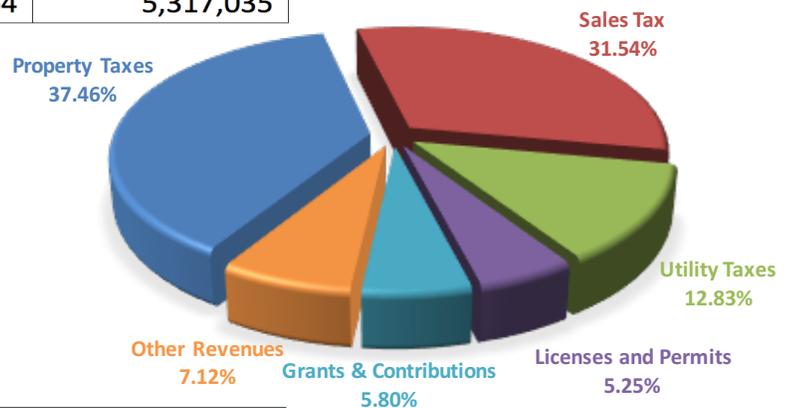
The City Council has made it a priority to ensure that West Valley City citizens enjoy a quality of life which engenders a sense of community and an environment which attracts and expands our businesses, better education of our students and encourages public-private partnerships that stimulate economic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

Our Finances - Revenues vs. Expenses

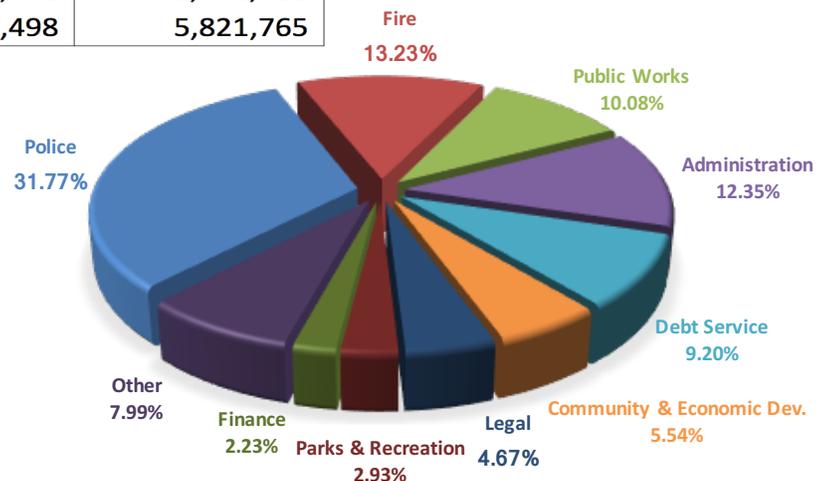
What are the costs of providing services to residents and how are those costs paid?

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		
	FY2017	FY2016
Property Taxes	\$ 29,841,324	\$ 26,600,277
Sales Tax	25,125,867	23,926,740
Utility Taxes	10,218,539	10,362,934
Licenses and Permits	4,182,135	4,192,432
Grants & Contributions	4,619,496	4,252,091
Other Revenues	5,673,664	5,317,035



General Fund Expenditures by Service Area		
	FY2017	FY2016
Police	\$ 23,392,251	\$ 22,551,861
Fire	9,737,609	9,353,958
Public Works	7,421,243	8,680,022
Administration	9,094,615	8,986,498
Debt Service	6,772,533	4,100,066
Community & Economic Dev.	4,081,870	3,726,445
Legal	3,440,654	3,606,954
Parks & Recreation	2,158,692	1,962,359
Finance	1,641,952	1,651,712
Other	5,882,498	5,821,765



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

Through the efforts of the Redevelopment Agency we continue to strengthen the City's commercial and industrial base. With over \$151 million dollars in capital investment and more than one million square feet of new industrial space being created we anticipate over 2000 new jobs will be added to our local economy. Over 26 major projects are now underway or nearing completion including new industrial space at ARA Industrial Park and 201 Commerce Park, the expansion of two additional carbon fiber manufacturing lines at Hexcel and City Center, and the \$30M, 90,000 SF Granger Medical flagship hospital which begins construction in 2018.

Perhaps never in the history of the City have so many capital improvement projects been undertaken at the same time. Fairbourne Station at City Center continues to expand on schedule with work beginning immediately on demolition of existing structures to make room for a new Public Safety Building, a nine-story office complex and phase II of ICO's class "A" apartments, and as already mentioned the new Granger Medical Building. Renovation and expansion of the Embassy Suites Hotel convention facilities is also planned to begin by mid-summer. Design work and construction bids will be completed in mid 2017 for the start of renovation and construction of Fire stations #71, #72, and #76 in late 2017.



Completion of significant road construction projects by the Utah Department of Transportation include I-215 reconstruction and the Mountain Corridor extension from 5400 South to 4100 South, providing new opportunities for economic development and greater access for residents.

The City will also welcome the Great Salt Lake Council Scout Leadership and Service Center when it relocates its headquarters to the LakePark Business Park.



Challenges

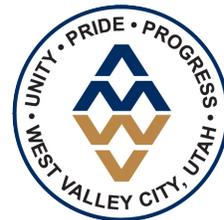
One of the greatest challenges faced by the City is managing the growth of a very diverse population. West Valley City strives to meet this challenge by continually planning for public works projects, seeking new business growth, and new ways to communicate with residents in an open and transparent manner.

The City continues to strive to minimize vacancies within our commercial centers by working to find ways to attract new businesses to the City.

West Valley City has been addressing ways to better serve the homeless population and challenges faced by low/mod income residents. One of the most effective answers to this challenge is to work with developers and community partners to establish available affordable housing units (Housing and Rental Units 30% median income and Housing for the chronic homeless).

11,070 total rental units	40,200 total housing units	Section 8 17.2% of all Section 8 housing vouchers in the county are in WVC however WVC represents only 11% of all housing units in the county
10,000 rental units @ 80% median income	32,964 affordable housing units	Tax Credit Projects West Valley City hosts 15% of all tax credit, public, and project based housing units
5,000 rental units @ 50% median income	2,200 mobile homes	Rental Units 31% of all housing units are rental units
1,000 rental units @ 30% median income	\$170,000 median value of West Valley City housing	

West Valley City
Finance Department
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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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