



west valley city financial report

For the fiscal year
ended June 30, 2019

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. 171 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, 30 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 \$146 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

	2019	2018	2017
Population	138,023	137,179	136,617
School Enrollment	26,696	27,535	28,209
Personal Income	\$2,811,390,487	\$2,597,758,723	\$2,434,924,791
Per Capita Income	\$20,369	\$18,937	\$17,823
Unemployment Rate	2.8%	3.0%	2.9%

This Year in WVC

- Finance Department received CAFR & Budget awards from the GFOA for the 26th consecutive year.
- Finance Department received PAFR award from the GFOA for the first time.
- Finance Department received a certificate of excellence from the AGA for the 3rd consecutive year for this report.
- The Victim Services Office contacted and offered assistance to 9,367 victims.
- WVCFD opened rebuilt Station 72.
- WVCFD launched Hands Only CPR campaign.
- Animal Shelter adopted 1,700 animals and returned 981 to owners.
- Recognized by National Night Out for 15th consecutive year.
- New capital investments from business development efforts estimated at \$130 million.
- City re-opened and began active programming at Harman Hall bringing greater access to the arts for residents.
- 4100 South reconstruction started.



- WestFest Parade returned.
- 9-11 mobile exhibit visited the City.

- WVCPD launched new proactive recruitment, parking enforcement, and crisis intervention units.
- WVCPD participated in the national Pink Patch program.
- WVC Parks and Recreation department received numerous awards for their outstanding programs including a Best of State Award for Golf Programs.
- City Council made 9 proclamations and 8 special recognitions during council meetings.



Services Provided by West Valley City

West Valley City Operating Indicators by Function

	2019	2018	2017
Police			
Number of authorized sworn officers	216	209	203
Physical arrests	5,636	3,374	3,320
Response Time (in minutes)	4.77	4.21	4.23
Fire			
Number of calls answered	11,997	11,993	11,961
Inspections	1,208	969	996
Response Time (in minutes)	5.58	6.19	5.42
Highways and streets			
Street resurfacing			
Slurry Seal (sq yards)	608,315	568,716	598,156
Overlay Project (sq yards)	0	152,550	131,263
Hot Mix Patching (tons)	1,480	2,135	1,709
Polymer Seal (sq. yards)	164,501	222,205	181,364
Parks & Recreation			
Developed City-owned parks	30	30	27
Undeveloped City-owned park property (acres)	18	14	14
Developed county-owned parks within the City (acres)	207	193	97
Total property acreage maintained by WVC (acres)	332	313	306
Community Development			
Building Permits Issued:			
Single Family	184	150	139
Duplex	0	0	0
Multi-family	33	22	17
Mobile Home	7	0	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.

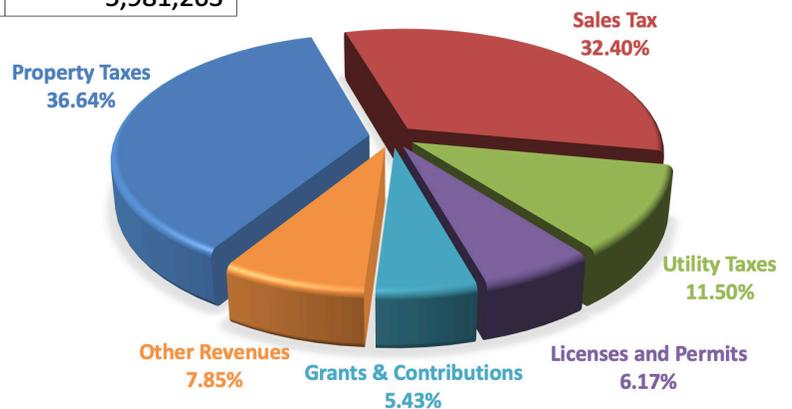
Our Finances - Revenues vs. Expenses

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.

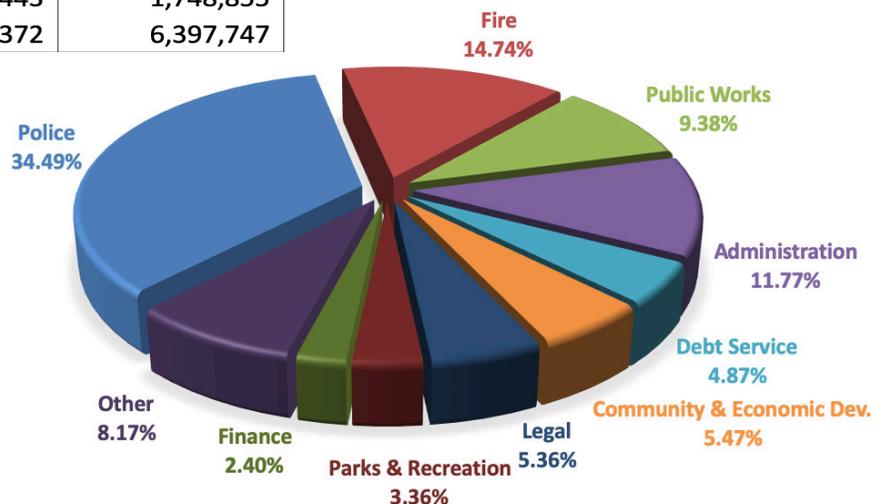
General Fund Revenue by Source

	FY2019	FY2018
Property Taxes	\$ 31,256,126	\$ 29,722,496
Sales Tax	27,642,799	26,667,764
Utility Taxes	9,813,969	10,067,122
Licenses and Permits	5,266,657	4,543,730
Grants & Contributions	4,632,913	4,388,772
Other Revenues	6,700,545	5,981,263



General Fund Expenditures by Service Area

	FY2019	FY2018
Police	\$ 26,348,313	\$ 24,998,333
Fire	11,259,178	10,607,078
Public Works	7,167,834	8,031,509
Administration	8,988,189	9,193,852
Debt Service	3,720,055	3,754,413
Community & Economic Dev.	4,174,844	3,909,711
Legal	4,095,203	3,545,329
Parks & Recreation	2,566,335	2,218,333
Finance	1,832,443	1,748,855
Other	6,238,372	6,397,747



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 \$126.5 million dollars in new capital investment to the City. A couple of the most exciting developments include the following:



Soleil Technology Park –Lake Park
5 Office Buildings
525,000 SF total



Sage Valley Apartments
Redwood Road
430 units



Fairbourne Station Office Tower
9-Story Class A Building
233,511 leasable SF



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

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, Hobby Lobby, Old Navy, and All Star Bowling Lanes. Two new banks and a new Planet Fitness were also opened this year.

The 5600 West Corridor is also still experiencing positive growth with projects underway and expanded recreation opportunities at Centennial park. Additionally, the next phase of the UDOT Mountain View Corridor project began in the spring of 2019 with an anticipated completion in 2021. This project will provide greater accessibility and connection to freeways in the area for residents and commercial transport.

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 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.

Perhaps never in the history of the City have so many capital improvement projects been undertaken at the same time. The City is nearing the completion of many capital projects scheduled to open in fiscal years 2020 and 2021. Construction began on the Public Works and Parks and Recreation facilities. The City is pleased to report that project budgets have not increased or run over, and the debt levels have been kept as low as possible. All project contingencies are in place for any modifications or "surprises", during construction.



(801) 963-3238

www.wvc-ut.gov/finance

We want to hear from you.
Do you like this report?
Is there other information you
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For additional information,
please contact:
Jim Welch, Finance Director
(801) 963-3238
jim.welch@wvc-ut.gov

City Hall Address:
West Valley City Hall
3600 S. Constitution Blvd.
WVC, UT 84119

City Hall Hours:
Monday – Thursday
7 a.m. – 6 p.m.

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