

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, July 27, 2016

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe, and Council Members Dirk Burton, Zach Jacob, Chris McConnehey, and Chad Nichols. Council Members Jeff Haaga and Sophie Rice were excused.

STAFF: Mark Palesh, City Manager; David Brickey, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director; Brian Clegg, Parks Director; Bill Pyper, Acting Finance Director; Wendell Rigby, Public Works/Engineering Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief, and Ed Berkovich, Lead Assistant Prosecutor.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 6:04 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Melissa Johnson, former West Jordan Mayor.

III. COMMUNICATIONS

STAFF COMMENTS/REPORTS

David Brickey-

- The City Council needed to appoint one member to serve on the Employee Discharge Appeal Board. He wished for such an appointment to take place at the following City Council meeting and asked that the Councilmembers consider who among them should fill that position.

David Oka-

- There would be a formal groundbreaking ceremony for the new Residence Inn at Jordan Landing. The ceremony would take place on August 8, 2016 at 4:00 p.m. All in attendance were invited.

Brian Clegg-

- The Department of Environmental Safety lifted the advisory regarding the algae bloom from Utah Lake. The City's secondary water was once again safe to use.

Wendell Rigby-

- The last shipment of LED lights had been received and would be installed by the end of the week. He expressed appreciation to the Council for funding the project and to staff for their hard work on installation.

Marc McElreath-

- Fire Captain John Gunderson had retired the previous week after 22 years of service. Chief McElreath wished him well.

Doug Diamond-

- National Night Out Against Crime would take place on August 2.
- Citizens Academy would begin again on August 11.
- The police department was in the process of filling the vacant sergeant position.

CITY COUNCIL COMMENTS/REPORTS

Councilmember Nichols-

- Expressed appreciation to City staff as well as to the Jordan Valley Water Conservancy District for their efforts on both the algae problem and the water main break the previous week. He pointed out that a contractor had caused the break.
- Reminded all in attendance of the importance of water conservation, particularly in these summer months. He explained that future water rates would be determined upon the usage during this time.

Councilmember Burton-

- Encouraged others to participate in the upcoming Night Out Against Crime events and also recognized two high school varsity teams in attendance.

Councilmember McConnehey-

- Regarding the possibility of building a large performing arts center in West Jordan, the City was awarded a \$125,000 matching grant. A proposed Interlocal agreement was forwarded to the City Manager and a discussion about how best to proceed on the project would be scheduled for a future City Council meeting.

IV. CITIZEN COMMENT

Melissa Johnson, former Mayor and current West Jordan resident, recited the Oath of Office, which had been sworn by every police officer, fire fighter and elected official in the City of West Jordan. She asked that the City Council publicly censure Councilmember Haaga for his actions of July 19, 2016. She also asked for Councilmember Haaga's immediate resignation. She submitted a hard copy of her exact comments and asked that it be distributed to all Councilmembers, including the two that were absent that evening.

Steve Jones, West Jordan resident, was concerned about the placement of the 7000 South overpass and felt that Jordan School District had more control over the issue than they should. A plan had been made, the District had promised during an open meeting to follow that plan, and now was suddenly “up in arms about it.” He also commented about area residents that were ignoring the new crosswalk on 3200 West by crossing where they should not. He stated that they not only put their own lives at risk, they also risked the livelihood of drivers who would be blamed for hitting them when they crossed the road where they should not.

Alexandra Eframo, West Jordan resident, asked the group to pause to reflect upon common goals before beginning the business of the meeting. She was dismayed that new police officers were no longer brought before the City Council to be sworn in but instead were sworn in outside the public setting. She had asked Chief Diamond to do this in an open meeting multiple times and he had refused. She now asked that the City Manager Mark Palesh demand that he do so.

Lora Owens, West Jordan resident, explained that on July 15, 2016 she observed two large dogs left in a car at Smith’s when it was 100 degrees outside. She reported it to the business but nothing was done. She then contacted the West Jordan Police Department who would not allow her to do anything to get the dogs out of the vehicle. She was upset that nothing was done for the dogs after almost an hour and felt that the officer had been dishonest with her. She wished to bring the incident to the attention of Chief Diamond.

Shellie Turnbow, West Jordan resident, spoke about what she described as poor decisions by Councilmember Haaga. She referred to the eloquent words of Melissa Johnson and asked that Councilmember Haaga resign from office.

Kim Ratcliffe, West Jordan resident, urged the Council to vote against implementing the program offered by Blncsy, Inc. He felt it was in opposition to the 4th amendment of the U.S. Constitution and everything it stood for. He echoed the sentiment of Ms. Johnson’s previous remarks and asked that the Council demand Councilmember Haaga’s resignation.

Alan Anderson, West Jordan resident, explained that he was Chair of West Jordan’s Sustainability Committee and that he agreed with Councilmember Nichol’s earlier comments regarding water conservation. He stated that recycled matters from West Jordan residents had a 35% contamination rate—meaning that 35% of the material placed in our recycling bins either was contaminated or should not have been placed in the recycling bin to begin with. He hoped that the City would work with Rocky Mountain Recycling, Ace Disposal or others to better educate the public and subsequently, reduce our processing costs. He pointed out that West Jordan paid one of the highest processing costs because of the large amount of material that needed to be removed from among the recyclables.

There was no one else who wished to speak.

Councilmember Nichols stated that although some very harsh words were spoken that evening, he felt they were appropriate. For the sake of transparency, he disclosed that during the comments he had sent the following text to the City Attorney: “Can we censure Councilmember Haaga without that being on the agenda?” The response was, “I would not for that reason. It would be best to allow the criminal matter to be concluded.” However, Councilmember Nichols asked that the agenda for the next City Council meeting include the censure of Councilmember Haaga for misconduct.

V. CONSENT ITEMS

- a. **Approve the minutes of July 13, 2016 as presented**
- b. **Approve Ordinance 16-32, authorizing a rezone of 248.97 acres located at U-111 Old Bingham Highway (230.69 acres of private property plus 18.28 acres of adjacent right-of-way) from A-20 (Agricultural; 20-acre minimum lot size) Zone to M-1 (Light Manufacturing) Zone; Bob Burns, applicant**
- c. **Approve Resolution 16-114, authorizing the Mayor to sign a contract with Alta Planning + Design, Inc. for the Wayfinding Signage project along the Jordan River Tail in an amount not to exceed \$80,000**
- d. **Approve Resolution 16-115, authorizing the Mayor to sign a contract with Kenyon consulting for underwriting and consulting services for the CDBG Down Payment Program for \$400 per unit cost, and Housing Rehabilitation Program in an amount of \$2,600**
- e. **Approve Resolution 16-116, authorizing the Mayor to sign a contract with River Restoration.org for underwriting and consulting services for the “Big Bend” Habitat area for an initial amount of \$23,453, and then not to exceed 7% for future grants**
- f. **Approve Resolution 16-117, authorizing the Mayor to execute Amendment No. 1 to the Professional Service Agreement with Stanley Consultants, Inc. for the Environmental Clearance of 2 Intersections and 1 Roadway project, in an amount not to exceed \$6,800.00**
- g. **Approve Resolution 16-96, authorizing the Mayor to execute a renewal Contract with A to Z Landscaping, Inc. for the annual City-owned park strip & park landscape maintenance, and snow removal services in Broadmeadow, Loneview #1, #2, and #3 subdivisions, roundabouts, Creekside #1 and #2, and Englefield #1 located in the Highlands Development, for an amount not to exceed \$27,952.16**

- h. Approve Resolution 16-119, authorizing the Mayor to execute a contract with MWH for the Wastewater Reuse for Irrigation Water Study, for an amount not to exceed \$8,967.50**
- i. Approve Resolution 16-120, authorizing the Mayor to execute a Rental Agreement with Wheeler Machinery Company for a Backhoe Loader in an amount not to exceed \$27,750.00**
- j. Approve Resolution 16-121, authorizing the Mayor to execute a Rental Agreement with Wheeler Machinery Company for a Utility Compactor/Asphalt Roller in an amount not to exceed \$30,621.00**
- k. Approve Resolution 16-122, authorizing the Mayor to execute Amendment No. 2 to the West Jordan Historical Society Service Agreement**
- l. Approve Ordinance 16-29, amending the 2009 West Jordan Municipal Code Title 11, Section 2 regarding Land Disturbance**
- m. Approve Resolution 16-123, authorizing the Mayor to execute a contract with Terracare Associates for Fairway Estates annual contract for an 8-month period of April-November with 5 one-year options to renew, for an amount not to exceed \$5610.00**
- n. Approve Resolution 16-124, authorizing the Mayor to execute a contract with Bryan Green DBA Beyond Pro for the production of the 2016 West Jordan Moto Stampede in the amount of \$27,550**

MOTION: Councilmember Jacob moved to approve all Consent items. The motion was seconded by Councilmember Burton.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Absent
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

VI. PUBLIC HEARING
CONTINUE UNTIL AUGUST 10, 2016 – MOTION REQUIRED

Receive public input and consider for approval a Service Agreement with Blynscy for Smart Traffic Software in an amount not to exceed \$15,000.

Councilmember McConnehey pointed out that the software in question could provide a great deal of information that the City was currently lacking. However, he cited a 7-million-dollar settlement that Google had to pay out in 2013 due to private Wi-Fi data that they had collected without authorization. He was very concerned about the City facing similar liability and also did not feel there was sufficient interest by the residents to move forward with this program.

There was a discussion about whether or not there could be a motion not to continue the public hearing in this matter but to drop the topic altogether.

David Brickey responded that since the public hearing had originally been scheduled at the request of a Councilmember (there was no legal requirement to hold such a hearing), the public hearing could be cancelled outright.

No action was taken on the item.

VII. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING THE BANGERTER HIGHWAY CONSTRUCTION PROJECT

Mayor Rolfe and Wendell Rigby both indicated that this item had been pulled from the agenda by the Utah Department of Transportation.

REPORT AND UPDATE ON THE CITY OF WEST JORDAN'S FISCAL YEAR 2015-2016 4TH QUARTERLY REPORT

For Period Ending June 30, 2016

The Quarterly Report was intended to give unaudited, summary information to the user about City of West Jordan's revenue and expenses for the fourth quarter of fiscal year 2016, which ended June 30, 2016. The report included information about the City's General Fund and Enterprise Funds. This report gave City Management and the City Council the opportunity to see the financial status of the City within its major funds and make decisions accordingly.

This report contained the current and prior year quarterly information and the year-to-date totals for each fund. In addition, it included a forecasted total for each number. The preliminary numbers were not final and would change. The only time that Financial Statements were final was after the City had completed its annual audit and issued its Comprehensive Annual Financial Report (CAFR).

General Fund Summary Revenues	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	June 2016 (Current Year)	June 2015 (Prior Year)	Forecast (Current Year)
Property Taxes	\$ 11,770,868.00	\$ 12,391,318.46	\$ 11,400,801.03	\$ 71,302.20	\$ 117,328.73	\$ 12,491,318.46
Sales Taxes	\$ 16,297,401.00	\$ 13,238,584.30	\$ 16,461,049.29	\$ 1,223,425.58	\$ 4,213,293.99	\$ 15,645,599.63
Franchise Taxes	\$ 5,939,513.00	\$ 6,195,988.23	\$ 6,645,294.73	\$ 387,406.28	\$ 944,837.78	\$ 6,712,320.58
Telecommunications Taxes	\$ 1,219,200.00	\$ 956,906.87	\$ 1,137,589.04	\$ 90,184.55	\$ 210,040.77	\$ 1,036,649.11
Fee in Lieu - Vehicles	\$ 1,150,000.00	\$ 908,901.16	\$ 1,009,175.22	\$ 95,570.23	\$ 195,715.98	\$ 984,642.92
Other Taxes	\$ 51,000.00	\$ 280,382.14	\$ 241,244.84	\$ 29,431.62	\$ 36,707.41	\$ 303,747.32
Licenses and Permits	\$ 1,708,400.00	\$ 2,445,327.37	\$ 2,090,660.45	\$ 244,478.57	\$ 425,173.71	\$ 2,649,104.65
Intergovernmental	\$ 4,535,781.00	\$ 3,698,710.67	\$ 4,612,534.94	\$ 35,688.19	\$ 1,199,300.88	\$ 4,006,936.56
Ambulance Fees	\$ 1,526,265.00	\$ 1,790,838.01	\$ 1,633,635.58	\$ 159,162.53	\$ 134,917.16	\$ 1,940,074.51
Charges for Services	\$ 1,683,757.00	\$ 1,787,872.99	\$ 1,960,974.45	\$ 176,608.81	\$ 162,526.61	\$ 1,936,862.41
Interfund Charges	\$ 4,276,552.00	\$ 4,276,552.20	\$ 4,118,315.04	\$ 356,379.35	\$ 343,192.92	\$ 4,632,931.55
Fines and Forfeitures	\$ 1,500,000.00	\$ 1,365,963.64	\$ 1,481,937.88	\$ 106,316.24	\$ 111,365.20	\$ 1,479,793.94
Miscellaneous Income	\$ 511,634.00	\$ 492,852.01	\$ 636,320.75	\$ 62,312.45	\$ 153,861.14	\$ 533,923.01
Events	\$ 233,445.00	\$ 320,190.14	\$ 128,953.36	\$ 60,799.08	\$ 30,136.65	\$ 346,872.65
Total Revenues	\$ 52,403,816.00	\$ 50,150,388.19	\$ 53,558,486.60	\$ 3,099,065.68	\$ 8,278,398.93	\$ 54,700,777.30

General Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	June 2016 (Current Year)	June 2015 (Prior Year)	Forecast (Current Year)
Revenues	\$ 52,403,816.00	\$ 50,150,388.19	\$ 53,558,486.60	\$ 3,099,065.68	\$ 8,278,398.93	\$ 54,700,777.30
Expenditures						
<i>Personel Expenses</i>						
City Manager	\$ 1,506,617.00	\$ 1,478,989.40	\$ 1,362,251.14	\$ 115,344.47	\$ 109,597.17	\$ 1,507,431.50
Admin Services	\$ 1,502,878.00	\$ 1,306,963.10	\$ 1,401,228.90	\$ 89,467.20	\$ 96,261.82	\$ 1,332,097.01
Finance	\$ 1,732,809.00	\$ 1,679,797.22	\$ 1,481,724.50	\$ 153,750.83	\$ 118,007.31	\$ 1,712,101.01
City Attorney	\$ 1,621,698.00	\$ 1,514,919.70	\$ 1,557,447.98	\$ 121,421.84	\$ 112,970.06	\$ 1,544,052.77
Human Resources	\$ 337,489.00	\$ 367,648.88	\$ 373,186.30	\$ 26,546.46	\$ 28,630.13	\$ 374,719.05
Development	\$ 1,519,308.00	\$ 1,354,423.13	\$ 1,443,689.22	\$ 107,953.88	\$ 90,273.92	\$ 1,380,469.73
Economic Development	\$ 142,509.00	\$ 35,061.37	\$ 141,332.20	\$ 2,425.99	\$ 10,616.05	\$ 35,735.63
Courts	\$ 740,468.00	\$ 681,459.79	\$ 665,799.17	\$ 52,547.40	\$ 52,041.01	\$ 694,564.79
Police	\$ 14,163,439.00	\$ 13,935,512.77	\$ 12,698,595.00	\$ 1,100,059.87	\$ 997,559.00	\$ 14,203,503.40
Fire	\$ 8,747,756.00	\$ 8,887,013.85	\$ 8,111,158.42	\$ 678,744.82	\$ 643,842.60	\$ 9,057,917.96
Public Works	\$ 3,816,823.00	\$ 3,973,470.44	\$ 3,586,579.88	\$ 312,882.31	\$ 279,047.50	\$ 4,049,883.33
Parks	\$ 1,683,010.00	\$ 1,521,357.09	\$ 1,437,352.48	\$ 153,278.61	\$ 121,371.50	\$ 1,550,613.96
Total Personel Expenses	\$ 37,514,804.00	\$ 36,736,616.74	\$ 34,260,345.19	\$ 2,914,423.68	\$ 2,660,218.07	\$ 37,443,090.14
<i>Operating Expenses</i>						
City Manager	\$ 1,937,542.00	\$ 1,472,496.31	\$ 1,345,208.90	\$ 127,013.23	\$ 137,252.36	\$ 1,595,204.34
Admin Services	\$ 3,581,883.00	\$ 2,782,236.57	\$ 2,643,542.51	\$ 536,962.05	\$ 499,351.86	\$ 3,014,089.62
Finance	\$ 464,085.00	\$ 404,995.12	\$ 376,447.03	\$ 28,950.61	\$ 71,773.73	\$ 438,744.71
City Attorney	\$ 348,487.00	\$ 214,937.92	\$ 216,140.57	\$ 11,470.05	\$ 65,363.51	\$ 232,849.41
Human Resources	\$ 159,820.00	\$ 122,860.25	\$ 93,007.54	\$ 7,064.74	\$ 9,036.52	\$ 133,098.60
Development	\$ 137,253.00	\$ 69,455.11	\$ 103,863.23	\$ 5,737.63	\$ 8,611.15	\$ 75,243.04
Economic Development	\$ 312,909.00	\$ 186,742.36	\$ 122,539.29	\$ (25,128.91)	\$ 10,398.05	\$ 202,304.22
Courts	\$ 56,825.00	\$ 50,023.26	\$ 43,593.49	\$ 4,183.87	\$ 6,614.63	\$ 54,191.87
Police	\$ 3,489,474.00	\$ 3,167,859.90	\$ 3,559,660.83	\$ 377,106.58	\$ 295,783.30	\$ 3,431,848.23
Fire	\$ 2,009,390.00	\$ 1,894,908.75	\$ 1,976,378.50	\$ 163,891.83	\$ 170,906.12	\$ 2,052,817.81
Public Works	\$ 3,495,092.00	\$ 2,581,900.37	\$ 2,287,976.29	\$ 247,733.46	\$ 273,741.09	\$ 2,797,058.73
Parks	\$ 2,041,177.00	\$ 1,138,754.22	\$ 1,548,547.60	\$ 219,132.16	\$ 586,271.12	\$ 1,233,650.41
Total Operating Expenses	\$ 18,033,937.00	\$ 14,087,170.14	\$ 14,316,905.78	\$ 1,704,117.30	\$ 2,135,103.44	\$ 15,261,100.99
<i>Transfers Out</i>						
Admin Services	\$ 750,000.00	\$ 750,000.00	\$ 687,500.00	\$ 62,500.00	\$ 62,500.00	\$ 750,000.00
Public Works	\$ 2,538,548.00	\$ 2,103,605.29	\$ 1,682,857.16	\$ 513,686.70	\$ 1,771,373.26	\$ 2,538,548.00
Total Transfers	\$ 3,288,548.00	\$ 2,853,605.29	\$ 2,370,357.16	\$ 576,186.70	\$ 1,833,873.26	\$ 3,288,548.00
Total Expenditures	\$ 58,837,289.00	\$ 53,677,392.17	\$ 50,947,608.13	\$ 5,194,727.68	\$ 6,629,194.77	\$ 55,992,739.12
Operating Surplus (Deficit)	\$ (6,433,473.00)	\$ (3,527,003.98)	\$ 2,610,878.47	\$ (2,095,662.00)	\$ 1,649,204.16	\$ (1,291,961.82)

General Fund

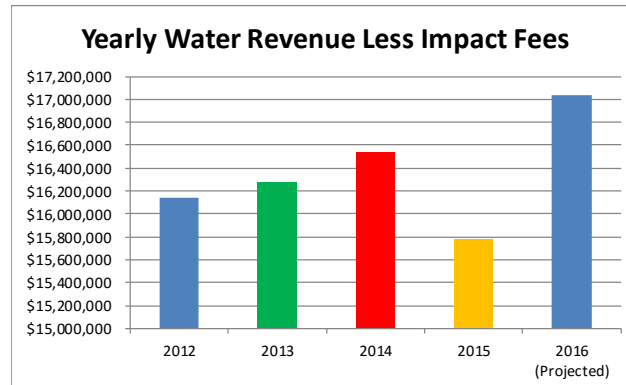
Notes to the General Fund

1. The City received sales tax revenues 60 days after collection by the retailers.
2. November and December were the primary months for property tax collections.
3. Municipal Energy and Telecommunication taxes were received 45-60 days after they were billed to the customer.
4. Class C Road revenues were paid bi-monthly and were received 60 to 90 days after collection.

Water Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	June 2016 (Current Year)	June 2015 (Prior Year)	Forecast (Current Year)
Revenues						
Charges for Services	\$ 17,518,062.00	\$ 15,725,089.92	\$ 15,777,853.25	\$ 1,756,748.59	\$ 1,395,608.35	\$ 17,035,514.08
Impact Fees	\$ 1,000,000.00	\$ 811,449.00	\$ 1,145,892.74	\$ 88,986.00	\$ 640,296.74	\$ 879,069.75
Total Revenues	\$ 18,518,062.00	\$ 16,536,538.92	\$ 16,923,745.99	\$ 1,845,734.59	\$ 2,035,905.09	\$ 17,914,583.83
Expenses						
Personel Expense	\$ 1,739,596.00	\$ 1,600,521.23	\$ (1,458,750.95)	\$ 115,315.02	\$ 125,782.07	\$ 1,600,521.23
Operating Expense	\$ 14,129,151.00	\$ 11,872,561.91	\$ (12,267,754.09)	\$ 1,464,278.33	\$ 2,417,701.68	\$ 12,861,942.07
Capital Projects	\$ 6,100,786.00	\$ 1,982,911.38	\$ (5,844,141.71)	\$ 107,342.28	\$ 781,966.96	\$ 2,307,911.38
Transfer	\$ 25,000.00	\$ 24,999.96	\$ (24,999.96)	\$ 2,083.33	\$ 2,083.33	\$ 25,000.00
Bond Fee	\$ 3,500.00	\$ 2,000.00	\$ (3,000.00)	\$ -	\$ -	\$ 3,500.00
Bond Interest	\$ 126,060.00	\$ 126,009.50	\$ (140,216.63)	\$ -	\$ -	\$ 126,009.50
Bond Principal	\$ 665,000.00	\$ 665,000.00	\$ (650,000.00)	\$ -	\$ -	\$ 665,000.00
Total Expenses	\$ 22,789,093.00	\$ 16,274,003.98	\$ (20,388,863.34)	\$ 1,689,018.96	\$ 3,327,534.04	\$ 17,589,884.18
Operating Surplus (Deficit)	\$ (4,271,031.00)	\$ 262,534.94	\$ 37,312,609.33	\$ 156,715.63	\$ (1,291,628.95)	\$ 324,699.65

Water Fund

1. Impact Fees were projected to be approximately \$880,000.

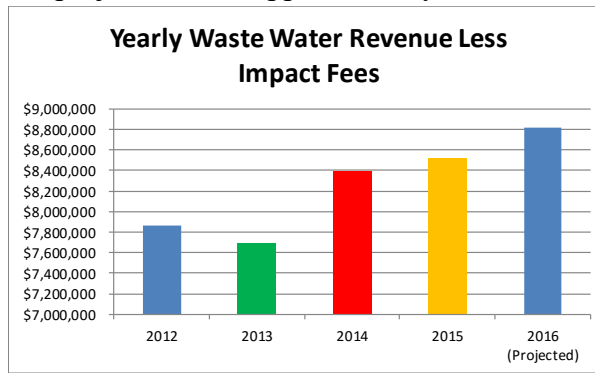


2. \$1,200,000 to \$1,300,000 in Water Fees collected were designated by the City Council each year for Capital Replacement.

Waste Water Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	June 2016 (Current Year)	June 2015 (Prior Year)	Forecast (Current Year)
Revenues						
Charges for Services	\$ 8,539,822.00	\$ 8,136,926.05	\$ 8,513,992.00	\$ 791,937.94	\$ 779,887.57	\$ 8,815,003.22
Impact Fees	\$ 650,000.00	\$ 553,919.00	\$ 809,539.41	\$ 61,716.00	\$ 457,561.24	\$ 600,078.92
Total Revenues	\$ 9,189,822.00	\$ 8,690,845.05	\$ 9,323,531.41	\$ 853,653.94	\$ 1,237,448.81	\$ 9,415,082.14
Expenses						
Personel Expense	\$ 966,839.00	\$ 766,966.88	\$ (663,650.05)	\$ 60,370.16	\$ 88,148.54	\$ 766,966.88
Operating Expense	\$ 6,249,791.00	\$ 5,377,018.64	\$ (5,629,497.76)	\$ 526,265.97	\$ 945,110.07	\$ 5,825,103.53
Capital Projects	\$ 4,970,884.00	\$ 2,559,898.27	\$ (2,518,916.24)	\$ 226,516.20	\$ 120,549.18	\$ 2,681,898.27
Transfer	\$ 25,000.00	\$ 24,999.96	\$ (24,999.96)	\$ 2,083.33	\$ 2,083.33	\$ 25,000.00
Total Expenses	\$ 12,212,514.00	\$ 8,728,883.75	\$ (8,837,064.01)	\$ 815,235.66	\$ 1,155,891.12	\$ 9,298,968.68
Operating Surplus (Deficit)	\$ (3,022,692.00)	\$ (38,038.70)	\$ 18,160,595.42	\$ 38,418.28	\$ 81,557.69	\$ 116,113.46

Waste Water Fund

- Impact Fees were projected to be approximately \$600,000.

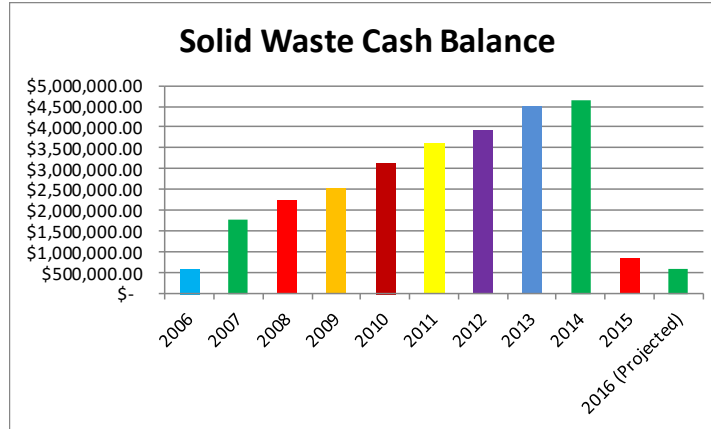


- \$750,000 in Waste Water Fees collected were designated by the City Council each year for Capital Replacement.

Solid Waste Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	June 2016 (Current Year)	June 2015 (Prior Year)	Forecast (Current Year)
Revenues						
Charges for Services	\$ 3,596,157.00	\$ 3,862,426.83	\$ 3,939,019.27	\$ 478,661.39	\$ 461,702.13	\$ 4,184,295.73
Miscellaneous	\$ -	\$ 408.00	\$ 21,070.10	\$ -	\$ -	\$ 442.00
Total Revenues	\$ 3,596,157.00	\$ 3,862,834.83	\$ 3,960,089.37	\$ 478,661.39	\$ 461,702.13	\$ 4,184,737.73
Expenses						
Personel Expense	\$ 125,805.00	\$ 239,170.61	\$ (153,533.94)	\$ 18,379.04	\$ 20,859.60	\$ 239,170.61
Operating Expense	\$ 4,223,978.00	\$ 3,785,026.42	\$ (3,677,739.48)	\$ 574,924.76	\$ 627,828.02	\$ 3,785,026.42
Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 4,349,783.00	\$ 4,024,197.03	\$ (3,831,273.42)	\$ 593,303.80	\$ 648,687.62	\$ 4,024,197.03
Operating Surplus (Deficit)	\$ (753,626.00)	\$ (161,362.20)	\$ 7,791,362.79	\$ (114,642.41)	\$ (186,985.49)	\$ 160,540.70

Solid Waste Fund

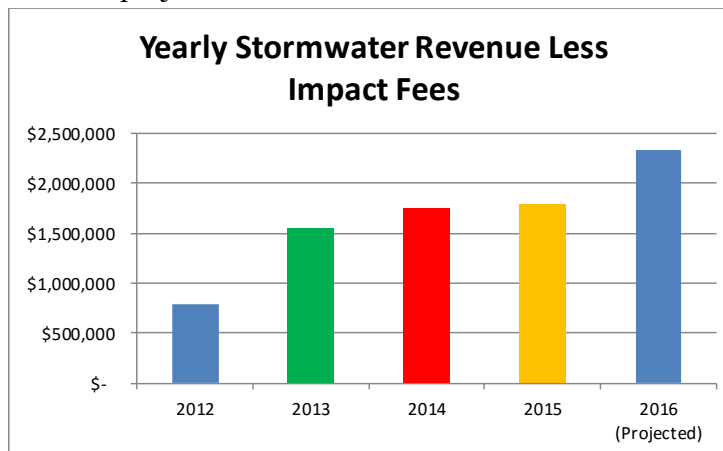
- The Solid Waste Fund had been growing over the last 10 years in order to save for a Transfer Station. Trans-Jordan Landfill had informed the City that they would be paying for the Transfer Station. It was the Council's decision during fiscal year 2015 to move \$4,000,000 from the Solid Waste Fund to the Storm Water Fund for Capital Project Funding. Projected Cash would be approximately \$600,000 at the end of Fiscal Year 2016.



Stormwater Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	June 2016 (Current Year)	June 2015 (Prior Year)	Forecast (Current Year)
Revenues						
Charges for Services	\$ 1,775,693.00	\$ 2,150,860.00	\$ 1,787,770.43	\$ 275,599.79	\$ 188,951.05	\$ 2,330,098.33
Impact Fees	\$ 500,000.00	\$ 955,166.77	\$ 1,097,302.07	\$ 49,510.76	\$ 34,836.46	\$ 1,034,764.00
Total Revenues	\$ 2,275,693.00	\$ 3,106,026.77	\$ 2,885,072.50	\$ 325,110.55	\$ 223,787.51	\$ 3,364,862.33
Expenses						
Personel Expense	\$ 807,749.00	\$ 735,350.71	\$ (581,397.09)	\$ 54,250.87	\$ 22,640.31	\$ 735,350.71
Operating Expense	\$ 510,294.00	\$ 705,288.17	\$ (623,380.03)	\$ 84,994.02	\$ 70,857.35	\$ 764,062.18
Capital Projects	\$ 1,559,161.00	\$ 4,007,331.51	\$ (1,926,104.45)	\$ 633,834.33	\$ 706,551.37	\$ 4,055,331.51
Total Expenses	\$ 2,877,204.00	\$ 5,447,970.39	\$ (3,130,881.57)	\$ 773,079.22	\$ 800,049.03	\$ 5,554,744.40
Operating Surplus (Deficit)	\$ (601,511.00)	\$ (2,341,943.62)	\$ 6,015,954.07	\$ (447,968.67)	\$ (576,261.52)	\$ (2,189,882.07)

Storm Water Fund

1. Impact Fees were projected to be over \$1,000,000.



This item was informational only. No action was taken.

DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE 16-33, ADOPTING THE OFFICIAL PROJECT AREA PLAN FOR THE PIONEER TECHNOLOGY DISTRICT ECONOMIC DEVELOPMENT PROJECT AREA

David Oka explained that the process for the creation and adoption of an Economic Development Project Area had been established in the Limited Purpose Local Government Entities – Community Reinvestment Agency Act of the Utah State Code.

The first step, as required by §17C-3-101(1), required the Redevelopment Agency to adopt an Economic Development Project Area study, which the Agency approved at its March 31, 2016 meeting. The second step, as stipulated in §17C-3-102(1)(d), was to prepare a draft project area plan and provide notice and receive public comment on the draft, which commenced at the Council’s June 22, 2016 meeting.

Following the public notice and comment period, an agency could then, in accordance with §17C-3-102(1)(g), either approve the plan, approve the plan with modifications, or reject the proposed plan. Once the agency approved a draft of a plan, it was then submitted to the City Council for adoption.

The Project Area Plan for Economic Development Area #5 – Pioneer Technology Park included a strategy to bring employment and private investment to West Jordan by utilizing tax increment financing to attract a variety of businesses, including office, industrial, and warehousing, to the southwestern area of the City, bounded generally by Old Bingham Highway to the South, New Bingham Highway to the North, State Route 111 to the West, and 6400 West to the East.

City staff had been in contact with a company interested in constructing a data center, and was negotiating terms to a development agreement for a large project, to be built in multiple phases. Once these terms had been finalized, the development agreement would be provided to the City Council for approval.

Expenditures for the preparation of plans and documents related to EDA #5 were expected to be between \$10,000 to \$15,000, which would be paid from Redevelopment funds.

Staff recommended approval of the project area plan.

MOTION: Councilmember McConnehey moved to approve Ordinance 16-33, adopting the official project area plan for the Pioneer Technology District Economic Development Project area. The motion was seconded by Councilmember Burton.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Absent
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 5-0

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 16-125, REGARDING AN APPEAL OF IMPACT FEES PAID FOR OVERLAND STORAGE LLC, AND A REIMBURSEMENT IN THE AMOUNT OF \$74,962.93

David Oka explained that **Overland** Storage was a self-storage land use being constructed in West Jordan at 9372 Prosperity Road and did not fit the typical industrial road impact fee category currently utilized by the City to assess fees for future improvements. The owners of the Overland Storage approached the City Staff about reducing the fees based on the non-standard type of land use being constructed on this property. Because of its unique characteristics, impact fees could be adjusted so that they more accurately reflected the true demands placed by new development on roads, water, sewer, storm water, police and fire/EMS capital facilities.

Typically, roadway impact fees were based on average daily traffic volumes due to the methodology followed to identify future municipal needs. The typical process included the development of a Transportation Master plan which identified new roads, and widening projects to narrow the gap between the existing transportation demand and the future demand (daily trips), on a city-wide basis. This process was completed utilizing a travel demand model. In the case of the Salt Lake Valley, most municipalities would use the Wasatch Front Regional Council's (WFRC) travel demand model as the backbone for this analysis. On occasion, a municipality would refine the model with updated land uses and planned roadway improvements, some of which were constructed by development. Following completion of the Transportation Master Plan, an Impact Fee Facilities Plan and an Impact Fee Analysis would be completed to identify a cost attributable to new development to cover the projected future improvements.

When a review of the Jordan Valley Station TOD site was completed by Hales Engineering in 2010, roadway impact fees in West Jordan were being assessed on a daily trip basis and impact fees were lowered to account for the lower impact of a mixed use transit-oriented development, based on the fact that they would generate less traffic than a standard development.

The same premise could be applied to Overland Storage LLC. Due to limited number of categories associated with the West Jordan Impact Fee schedule, Overland Storage roadway impact fees were calculated on a square foot basis of "Industrial" land use and totaled \$108,341.93. For comparison purposes, Tischler/Bise used the ITE Trip Generation Manual (9th edition, 2012) to calculate the trips for the proposed facility. Using ITE's weekday trip generation rate of 2.50 trip ends per 1,000 square feet of gross floor area specified under ITE Code 151: Mini-Warehousing, they calculated a total of 206 (rounded) trips per weekday for a facility with 82,452 gross square feet (82,452 aq. Ft. / 1,000 X 2.50 trips). With a standard 50% trip adjustment rate, total trips generated was multiplied by West Jordan's average miles per vehicle trip (5.22), cost per vehicle mile of travel (\$82.84), and trip length adjustment factor from the 2001 National Household

Travel Survey for “Other Family/Personal Errands” (75%), resulting in a total Road fee of \$33,379 (truncated).

If approved, the City would receive a deficit of \$74,962.93 from account #443824.

It was at the discretion of the City Council to allow modification or reductions to fees and determine if such fees were in excess of the percentage of reasonable costs set forth in City Code.

Councilmember McConnehey inquired as to whether or not the Council had made similar exceptions for other businesses in the past.

David Oka indicated that appeals regarding impact fees had been granted in the past, but he did not have any specific examples for the Council.

Councilmember McConnehey was in favor of tabling the item until that information could be obtained. He wished the Council to remain consistent.

Councilmember Nichols wished to ensure that the Council treated all parties fairly.

MOTION: Councilmember McConnehey moved to direct staff to bring the item back for the next City Council meeting. The motion was seconded by Councilmember Jacob.

Councilmember McConnehey inquired as to the formal appeal process and whether or not all applicants were informed of the process.

David Oka explained that he would provide that information at the next meeting as well.

Mayor Rolfe stated his belief that few exceptions had been made in the past. He advised the Council to be cautious in considering this proposal.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Absent
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 5-0

VIII. REMARKS

There were no additional remarks.

IX. CLOSED SESSION

DISCUSSION OF THE CHARACTER PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION; AND A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

MOTION: Councilmember Nichols moved that the Council move to a closed session and adjourn from there. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Absent
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

The Council recessed at 6:47 p.m. and convened into a Closed Session at 7:00 p.m.

X. ADJOURN

The meeting adjourned at 8:50 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

ATTEST:

KIM V ROLFE
Mayor

MELANIE BRIGGS, MMC
City Clerk

Approved this 10th day of August 2016