



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, July 26, 2023 – 6:00 pm
Approved August 9, 2023**

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Chris McConnehey, Vice Chair Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Assistant City Administrator Jamie Davidson, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, City Recorder Tangee Sloan

Chair McConnehey called the meeting to order at 6:08 pm

2. PLEDGE OF ALLEGIANCE

Greg Davenport let participants in the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair McConnehey opened the public comment period at 6:09 pm

Citizen Comments:

Mickey Phelps, West Jordan resident in Copper Valley Estates, said he believed the planned gas station at 5600 West near the overpass was a bad idea that was not needed, not wanted, would cause light and traffic problems, and would be a place young people would congregate. Mr. Phelps expressed the opinion that the planned gas station would lower property values.

Amanda Phelps, West Jordan resident in Copper Valley Estates, said she agreed with Mr. Phelps. She said she could see accidents and backed up traffic at the intersection of 5600 West and New Bingham Highway near the high school from her property, and said the traffic was terrible. Ms. Phelps said she did not trust the studies that had been done and was concerned about the six-foot wall height. She suggested landscaping trees may help with noise and light but would rather not see the gas station built at that location.

Anne Marie Barrett, Manager of Bingham Creek Library, reported that she loved being part of the community. Ms. Barrett reported on summer activities and spoke of upcoming events at the library.

Ryan Wilkinson, West Jordan resident, believed the City Council did not care about ambient noise in the city and wished Mr. and Ms. Phelps luck. Mr. Wilkinson reported that he had contacted Council Members via email about aircraft flying below the required height but had not received a response. He believed the City of West Jordan did not receive a dime from the flights, and questioned why the

flights were allowed to continue. He made degrading comments directed towards Council Member Green regarding his education.

Lorie Taylor, West Jordan resident in Copper Valley Estates, expressed support for Amanda and Mickey Phelps. She expressed the opinion that the planned Kum & Go gas station would be a place that young people would gather and would be a spot for drug-related activities. She hoped the Council would consider the fact that neighbors needed a better fence and better trees to create a border between the station and the neighborhood. She mentioned being confused as to which was the appropriate group for an appeal. Ms. Taylor spoke of decreased property values, was considering selling her home because of the gas station and the direction the City was going. She asked the Council to contact her.

Chair McConnehey closed public comments at 6:25 pm

Chair McConnehey appreciated the request for contact from Ms. Taylor, and asked Council Office Staff to obtain contact information.

4. REPORTS TO COUNCIL

a. City Council Reports

None

b. Council Office Report

Council Office Director Alan Anderson said applications had been received and reviewed for the Public Liaison/Policy Analyst position. He reported that interviews would take place the following week.

c. Mayor's Report

Mayor Burton thanked residents for speaking during the Public Comment period. His remarks were cut short due to technical difficulties.

d. City Administrator's Report

Public Works Director Brian Clegg updated the Council regarding current construction projects.

City Recorder Tangee Sloan reported that beginning August 1, 2023, the dumpster program would be managed by the Customer Service Department. She said approximately 14-16 dumpster requests were received per day (both green waste and trash). Ms. Sloan said the invoicing and payments would be done through CivicRec. Council Member Whitelock expressed concern with the possibility of dumpster reservations taking staff away from passports, which generated revenue for the city. Ms. Sloan answered questions regarding online dumpster reservations and payments.

Council Member Worthen complimented Ms. Sloan and said she had received a lot of positive feedback regarding the Customer Service Department even with recent challenges. City Administrator Korban Lee answered questions about discount merchant fees and online payments. Ms. Sloan reported that she would obtain additional information for the Council.

Economic Development Director Chris Pengra provided an update regarding economic development and communications with specific company brokers. Mr. Pengra shared that he had accepted a position in the State of Washington and would be leaving West

Jordan. He had appreciated his three years in West Jordan. Council Members congratulated and thanked Mr. Pengra.

Fire Chief Derek Maxfield said he would provide statistics regarding the recent fireworks season at a future date. He believed it had been a quieter year for fireworks throughout the valley than in recent years.

City Administrator Korban Lee updated the Council regarding plans for a Community Arts and Events Center. He said updated, simplified designs would accommodate a variety of performing and community events and would fit within the City's budget. The plan was to break ground in early fall. Mr. Lee answered questions from the Council.

5. BUSINESS ITEMS

a. Water Report

As the West Jordan representative on the Jordan Valley Water Conservancy District (JVWCD) Board, Council Member Jacob presented the 2023/2024 JVWCD Tentative Budget and a proposed 9.3% property tax increase. The additional property tax revenue would support: treatment plant upgrades and expansion; two new storage reservoirs; new southwest aqueduct segment; new wells and groundwater development; and debt service from \$190 million of new bonds to be issued.

Public comment for the proposed change opened at 7:02 pm

Ryan Wilkinson, West Jordan resident, spoke against any increase in taxes, and asked why the Council had not spoken up against the proposed increase.

Responding to a question from Council Member Whitelock, Dave Martin with JVWCD reported that the two new storage reservoirs would most likely serve Kearns and West Jordan. He spoke of long-term water service plans. Responding to a question from Council Member Green, Mr. Martin said another 5% water rate increase would be necessary, as well as cutting some of the planned projects, if the proposed property tax increase was not approved.

Council Member Jacob asked for Council feedback. Council Member Green was not familiar with the JVWCD budget, so was not aware if there were expenses that should be postponed or cut. He said West Jordan needed water, and hoped the Board would look at the budget completely and identify places to cut to be able to reduce the proposed property tax increase. Council Member Whitelock agreed.

Council Member Pack acknowledged the increasing cost of servicing more people and did not want to have to pay higher taxes, but was in favor of having water. He spoke of the delicate balance involved. Chair McConnehey could see the benefit to West Jordan, and expressed support for the proposed property tax increase.

Council Member Jacob said the roughly \$6 more per year in property tax for an average household would barely keep up with inflation from the last year. He appreciated the comments and would take them back to the JVWCD Board.

b. Ordinance No. 23-18 amending Section 13-6K-4B Interchange Overlay Zone

City Planner/Zoning Administrator Larry Gardner explained proposed amendments to Section 13-6K-4B Interchange Overlay Zone to be consistent with the IOZ Map adopted in 2021. Council Member Green thanked Mr. Gardner for his work on the amendments.

MOTION: Council Member Green moved to APPROVE Ordinance No. 23-18 amending section 13-6K-4B Interchange Overlay Zone to be consistent with the IOZ Map adopted in 2021.
Vice Chair Bloom seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

No:

Absent:

The motion passed 7-0.

6. *CONSENT ITEMS*

a. *Approve Meeting Minutes*

- *June 21, 2023 – Committee of the Whole Meeting*
- *June 28, 2023 – Regular City Council Meeting*

b. *Resolution No. 23-047 authorizing a Real Estate purchase contract with Bobbie Jo Glover for the purchase of approximately 4.77 acres located at approximately 8598 South 6400 West*

MOTION: Council Member Green moved to APPROVE both consent items.
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

No:

Absent:

The motion passed 7-0.

7. *COUNCIL MEETING WRAP UP*

a. *City Council Remarks*

Council Member Green –

- Expressed gratitude to all City employees, particularly events staff involved in the recent parade and Western Stampede.
- Thanked residents for being responsible with fireworks, and the Police and Fire Departments for enforcement efforts.

Vice Chair Bloom –

- Appreciated everyone on the Council for their hard work and the heart they put into the City to make it a better place. She felt the Council was passionate about what they did.
- Thanked her neighbors for listening to firework restrictions.
- She appreciated Mr. Pengra and wanted him to know the city would miss him.

Council Member Pack –

- Thanked citizens for bringing concerns to the Council's attention, and said the Council cared about the community.

- Asked questions about sewer installation at Ron Wood Park and balloons at Sierra Newbold Park. Deputy Chief Bell reported the last of the balloons had been attached to the memory wall at Sierra Newbold Park. Chair McConnehey said he did not believe there was an open request for additional donations at that time. Staff reported relocation of the sewer line at Ron Wood Park was related to development of the wheels park and due to the required depth of 18 feet it would probably take another two weeks.

Council Member Whitelock –

- Thanked candidates for attending that evening and encouraged others to attend future meetings.
- She knew the planned Kum & Go gas station was an approved use in the zone but hoped executive staff could work with property owners and the developer to do something more to reduce possible impact.

Council Member Worthen –

- Spoke of the upcoming election and believed everyone currently serving on the Council did their best and did not believe it was an “us against them” situation. She wanted everyone running in the election to have respect for each other. She said being on the Council was about everyone in the community, not just one person.
- She gave a shout-out to Council Member Whitelock for being a mentor. She admired Council Member Whitelock and thanked her for everything she had taught her.

Chair McConnehey –

- Thanked his son for attending.

b. Council Administrative Items

None

8. ADJOURN

Council Member Green moved to adjourn the meeting. Council Member Whitelock seconded the motion, which passed by unanimous vote (7-0).

The meeting adjourned at 7:46 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 26, 2023. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 9th day of August 2023