



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, August 09, 2023 – 6:00 pm
Approved August 23, 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, David Pack, Kayleen Whitelock, Melissa Worthen, Zach Jacob (arrived at 7:02 pm)

STAFF: Council Office Director Alan Anderson, Public Works Director Brian Clegg, Assistant City Administrator Jamie Davidson, Council Office Clerk Cindy Quick, Deputy Police Chief Richard Bell, Police Chief Ken Wallentine, Administrative Services Director Danyce Steck, City Attorney Josh Chandler

Chair McConnehey called the meeting to order at 6:00 pm

2. PLEDGE OF ALLEGIANCE

Josh Chandler led participants in the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair McConnehey opened the public comment period at 6:01 pm

Citizen Comments:

Brett Seegmiller, West Jordan resident, expressed concern with the City potentially punching through 9000 South and New Bingham, and said he was not in favor. Mr. Seegmiller expressed concern with safety of children crossing the street between subdivisions.

Ryan Wilkinson, West Jordan resident, stated his belief that Council would do nothing about Mr. Seegmiller's concerns. He referenced an email sent to all Council Members two months ago, which he received no response. He reported a situation involving a helicopter flying below 300 feet and his communication with USU Helicopter Training Program. He said the company acknowledged the issue and committed to resolving it. Mr. Wilkinson noted his successful resolution of the problem with just one phone call and questioned why the Council had done nothing.

Chair McConnehey closed public comments at 6:08 pm

4. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock –

- Served on a Utah League of Cities and Towns ad hoc committee that was looking for ways cities could help fill an unmet need for childcare. She encouraged Council Members to share any ideas or insights that she could take back.

Council Member Green –

- Reported on a recent Association of Municipal Councils meeting that involved a tour of the new Murray City Hall.
- Reminded Council of an invitation to attend Governor’s Day with the Utah National Guard in September.
- Recognized Purple Heart Day and sacrifices made for the country.
- Commented that August 9th was the 78th anniversary of when the U.S. dropped a nuclear weapon on Nagasaki, Japan. He acknowledged that dropping the weapon affected thousands of lives, even though it prevented thousands of deaths by ending the war, and said he hoped such a weapon never needed to be used again.

b. Council Office Report

Council Office Director Alan Anderson reported he had extended an offer of employment for the Policy Analyst position.

c. Mayor’s Report

Mayor Dirk Burton reported progress resolving a recent cyber incident. The Mayor spoke of a planned update of the General Transportation Plan, provided an update on current sewer line projects, and answered questions from the Council.

d. City Administrator’s Report

Deputy Chief Bell recognized Detective Ben Sullivan for recently being honored as Detective of the Year by the Utah Gang Investigators Association. Chief Wallentine spoke of other honors received by Detective Sullivan over his career, and expressed appreciation for Detective Sullivan and his work. The Council took the opportunity to shake hands, offer congratulations, and take photographs.

Public Works Director Brian Clegg provided an update regarding work on 1300 West, and answered questions from the Council.

5. BUSINESS ITEMS

a. Resolution No. 23-048 authorizing a Real Estate Purchase and Sale Agreement with the Vicky R. Jones Survivor’s Trust, Bryan L. Jones, the Bryan L. Jones GST Trust, Leanna Jones, the Leanna Jones GST Trust, Jeneal Harshman and the Jeneal Harshman GST Trust for 2.86 acres of real property located at approximately 7382 West New Bingham Highway and 1.50 acres of real property located at approximately 8801 South Bacchus Highway in West Jordan, Utah

Assistant City Administrator Jamie Davidson oriented the Council with a Real Estate Purchase Agreement for purchase of approximately 4.3 acres at an appraised price of \$1.3 million for a possible future fire station.

Council Member Whitelock requested the appraisal for the property in question and requested inclusion of appraisals in the packet in the future. She was concerned about the location of the property for a future fire station, and wanted to ensure the property had space for a police substation and a community room. She expressed frustration that she

believed the Council voted on a total package that included infrastructure but did not vote to specifically approve infrastructure.

Council Member Green said original discussions had been to place a new fire station on U111, and asked why the currently proposed location was not further west. City Administrator Korban Lee said a study was conducted, and the Fire Department was asked to find the best location to be able to operate five stations and service the City as effectively and financially efficient as possible. He said the proposed location was within the suggested area identified, and would give the greatest flexibility for north/south response and east/west response.

Responding to a question from Council Member Green, Administrative Services Director Danyce Steck said the purchase was not included in the last budget amendment approved by the Council. City Attorney Josh Chandler advised the Council to postpone approval of the proposed resolution until a budget amendment was prepared.

MOTION: Council Member Green moved to POSTPONE Resolution No. 23-048 until a budget amendment could be adopted at the same time. Council Member Whitlock seconded the motion.

Mr. Davidson asked to be able to present further information for consideration prior to a vote.

Council Member Green moved to withdraw his motion for further discussion, and Council Member Whitlock seconded. All voted in favor and the motion passed unanimously (6-0).

Mr. Davidson noted one of the provisions with the Jones family had been that the purchase close by July 31, 2023, unless both parties agreed to extend. He said the attorney representing the Jones family had agreed to extend to the current date, August 9, 2023. Mr. Davidson made the Council aware that approval would be needed from the Jones family to extend again.

City Attorney Josh Chandler upon receiving further information that helped him better understand the circumstances, confirmed that funds were available for the purchase. Based on the additional information, he was comfortable with approval of the resolution. Ms. Steck noted that Council would be within State law to authorize the expenditure in the Water Fund because the amount would not exceed what was currently available in the Water Fund. A subsequent budget amendment would be needed to accommodate future expected expenditures.

Mr. Davidson said he did not anticipate that an extension would be a problem with the Jones family. Council Member Green felt it was presumptuous of staff to assume the Council would approve the matter that evening. He believe Council had previously made it clear they did not like passing issues at the last moment. Council Member Worthen did not like feeling rushed. Mr. Davidson understood if the Council wanted to postpone, and said he would continue to work with the parties involved.

**MOTION: Chair McConnehey moved to POSTPONE Resolution No. 23-048 to the next regularly scheduled City Council meeting.
Council Member Worthen seconded the motion.**

The vote was recorded as follows:

YES: Pamela Bloom, Kelvin Green, Chris McConnehey, David Pack, Kayleen Whitelock, Melissa Worthen

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

b. Ordinance No. 23-25 amending the 2009 West Jordan City Code (General Business Regulations and Licensing Requirements; amending city code Sections 4-1a-1 through 4-1d-5 inclusive)

Council Office Director Alan Anderson explained the proposed Code amendments were drafted at the Council's request. Council Member Whitelock thanked staff and Council Members who worked on the amendment, and she believed they landed in a much better spot.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 23-25 amending the 2009 West Jordan City Code (General Business Regulations and Licensing Requirements; amending city code Sections 4-1a-1 through 4-1d-5 inclusive).
Vice Chair Bloom seconded the motion.**

The vote was recorded as follows:

YES: Chris McConnehey, Pamela Bloom, Kelvin Green, David Pack, Kayleen Whitelock, Melissa Worthen

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

c. Budget discussion items:

- ***Review actual tax revenues received from Salt Lake County***
- ***Discuss possible Property Tax increase percentages***

Administrative Services Director Danyce Steck summarized Council philosophy or policy regarding property tax increases expressed in previous meetings:

- Property tax is the most stable revenue source.
- Discuss small inflationary property tax increases each year in order to avoid double-digit increases.
- Tie any increases to a CPI as well as the 5-year forecast.
- 5-year forecast has an intentional transfer to the CIP of approximately \$500,000.

Council Member Zach Jacob arrived at 7:02 pm

Ms. Steck asked if the Council wanted to dedicate savings to the CIP Fund, or have an intentional transfer to the CIP Fund. She explained the proposed 4.8% increase in property tax for FY 2024, and showed a comparison of proposed increases in other Utah cities. Ms. Steck summarized budget changes requested by the City Council, and showed annual sales tax revenue beginning with FY 2019. The Council-approved FY 2024 anticipated sales tax revenue was down 5.4% from actual sales tax revenue in FY 2022.

Council Member Green would prefer to use reserves, and expressed concern that government in the last year grew twice as fast as property tax, with no growth in sales tax. He acknowledged that the positions were necessary but pointed out the need to recognize there would be no new growth money in the next year. He questioned if one-time reserve money could be transferred back to an enterprise fund for CIP. Ms. Steck responded that funds could not be transferred from the General Fund to the Water Fund or the CIP Fund to the Water Fund. She said funds could be transferred from the Capital Projects Fund to the General Fund if needed. She emphasized that the utility fund transfer could not be turned off and on.

Council Member Jacob commented that the City laid off employees to balance the budget in 2020 and expressed the opinion that looking only at personnel growth was an incomplete picture. He stated the City was doing more with less than ever before. He suggested the philosophy of the utility fund transfer should be discussed beginning in January, not two weeks before approving the budget.

Council Member Worthen noted an expected recession with less money for staff and taking care of the City. She questioned why the City would build another building that would put additional stress on resources and staff.

Chair McConnehey read aloud a recent prediction that the U.S. economy would experience a soft landing rather than a recession and expressed comfort with the current proposal.

Ms. Steck said staff would bring back a change for the proposed land acquisition on August 23rd. Responding to a question from Council Member Green, Ms. Steck emphasized that the proposed increase in property tax revenue was very close to the cost of new positions in the City over the last year. A reduction in the proposed property tax increase for FY 2024 would result in a reduced transfer to the CIP Fund in FY 2024, and possibly result in the need for a larger property tax increase in the future. She noted that one of the philosophies expressed by Council was a desire to not surprise residents with a dire situation and a large property tax increase.

The Council discussed the proposed 4.8% property tax increase. Council Member Worthen said she would not vote in favor of a property tax increase with “wants” included in the budget. Council Member Whitelock was unsure that 4.8% was the right amount, and also noted she did not agree with including at least one of the positions included in the budget. She said she would prefer a lower increase.

Council Member Jacob was comfortable with the proposed 4.8% increase. He further added that if the Council chose to reduce the increase, he did not want to cut personnel. Vice Chair Bloom was comfortable with 4.8% and would not cut personnel. Council Member Pack had always been in favor of small increases year after year, and was comfortable with the proposed 4.8%. He commented that no one liked a tax increase, but everyone wanted a high level of service.

Council Member Green was leaning towards not voting in favor of a 4.8% property tax increase because of property tax increases proposed by other entities and the overall impact on citizens. He expressed the opinion that the property tax system was broken. He had concerns regarding sales tax projections and the amount of new growth. He suggested the City needed to be super careful in the next year and could not continue to hire more people than new growth.

Council Member Jacob pointed out that if every increase proposed taxing entities were approved for FY 2024, the total property tax bill for an average citizen would still go down compared to the previous year. He spoke in favor of the proposed 4.8% rate increase. Chair McConnehey expressed the opinion that the system currently in place for figuring out property taxes and how they were communicated to the public left something to be desired.

Ms. Steck thanked the Council for their input.

6. CONSENT ITEMS

a. Approve Meeting Minutes

- ***July 19, 2023 – Committee of the Whole Meeting***
- ***July 26, 2023 – Regular City Council Meeting***

MOTION: Council Member Green moved to APPROVE meeting minutes listed on the consent agenda.

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.

7. COUNCIL MEETING WRAP UP

a. City Council Remarks

Council Member Whitelock –

- Gave a shout-out to Ann Marie Barrett and all staff at the Bingham Creek Library for a successful anniversary event. She felt the library was an asset to the community.

Council Member Green –

- Congratulated Bingham Creek Library for 25 years, and said the celebration was a great community event.

Vice Chair Bloom –

- Said she enjoyed the food trucks and marketplace on Tuesdays.
- She looked forward to representing the City of West Jordan in a meeting with President Biden the next day.

Council Member Pack –

- Said his family had enjoyed the food truck evenings and Bingham Creek Library events. He thanked the Mayor and staff for putting community events together.

Council Member Jacob –

- Reported statistics shared at a Jordan Valley Water Conservancy District meeting earlier that evening. Noting of a system wide usage increase of 8% with West Jordan increasing by only 6%.

b. Council Administrative Items

None

8. ADJOURN

Council Member Green moved to adjourn the meeting. Vice Chair Bloom seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 7:55 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 9, 2023. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 23rd day of August 2023