



**MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, September 20, 2023 – 6:00 pm
Approved October 11, 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

STAFF: Administrative Services Director Danyce Steck, Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Mayor Dirk Burton, Public Works Director Brian Clegg, Assistant City Administrator Jamie Davidson, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, City Administrator Korban Lee, Attendee Josh Chandler

Chair McConnehey called the meeting to order at 6:00 pm and noted that Council Member Melissa Worthen was absent.

2. DISCUSSION TOPICS

a. Presentation of Impact Fee Analysis and Study for Utilities

Fred Philpot with consulting firm Lewis Young Robertson & Burningham (LYRB) oriented the Council with the need for and scope of an Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA) for stormwater, wastewater, and water, and said the document prepared by LYRB would serve as both IFFP and IFA.

Council Member Pack joined the meeting at 6:02 pm

Mr. Philpot presented the Impact Fee Analysis and Study, explained a proposed reduction in the stormwater impact fee, proposed increases in the wastewater and water impact fees, and answered questions from the Council. He explained the next steps in the process, including a public hearing scheduled for September 27, 2023.

Responding to a question from Council Member Jacob, Utilities Manager Greg Davenport explained the projected costs were driven by infrastructure needs for a large event. Mr. Philpot explained that an impact fee was proportionate relative to demand. Mr. Davenport commented on the importance of frequent master plan updates.

Vice Chair Bloom thanked Mr. Philpot and Mr. Davenport for the explanations.

Council Member Green moved that the agenda item be moved out of the Committee to the Council Meeting on September 27, 2023 for public hearing and further consideration without modifying the report. Council Member Whitelock seconded the motion. All voted in favor, and the motion passed unanimously (6-0).

b. Public Infrastructure District (PID) Policy Review – Assessment Model

Administrative Services Director Danyce Steck stated the current PID Policy was discussed and adopted in 2020. She said a petition was received from Wood Ranch in July 2023, and staff and the Design Review Committee had been working with the petitioner. A governing document was the next step in the process. Ms. Steck defined terms (public infrastructure, publicly-dedicated amenities, unique enhancements, and mill levy), and reviewed current policy with the Council. She explained that under current policy, a levy was based on debt service requirements and not subject to truth-in-taxation, participation was based on assessed value, debt was limited to the value of unique enhancements, and first residents would have the highest contribution as they would have the longest participation.

Ms. Steck presented the Wood Ranch proposal and said a proposed governing document would be presented to the Council on October 11, 2023. She emphasized the proposed repayment source was an assessment model, not a property tax levy. Ms. Steck said the City would not be directly involved with the governing body. She said the Design Review Committee recommended that Wood Ranch met all requirements for consideration under the City's current PID Policy with no mill levy, unique enhancements valued at \$51 million or more, proposed debt issuance of \$45 million, and a 20-year term. She recommended the Council amend the current PID Policy to include the assessment model.

Responding to a question from Council Member Jacob, staff said the Code provided broad discretion to the City regarding approval or denial. Ms. Steck advised that denial of a proposal that met City requirements would be disingenuous. Council Members Jacob and Pack pointed out that amenities would be open to the public but paid for by residents of the PID.

Responding to a question from Council Member Whitelock, Ms. Steck said staff discussed creative options that could be available to a petitioner under the assessment model that would not be available with a mill levy. City Administrator Korban Lee said the assessment model was not on the City's radar when the PID Policy was adopted, but staff liked it enough to recommend adding it to the Policy. The current petition worked with the existing Policy. Council Member Green said he wanted to open up the PID Policy and discuss options.

Council Member Green made a motion that the Council wanted to proceed with discussion regarding amending the PID Policy. The motion died for lack of a second.

Ms. Steck said she would move forward with drafting an amendment to the PID Policy to include an assessment model. Council Member Jacob was in favor of further review. Chair McConnehey said he did not hear any opposition to further discussions at a future work session.

c. Transportation Updates

Public Works Director Brian Clegg provided an update on the 9000 South widening project, proposing to retain existing CMU, with some refurbishment, adding four-foot-wide wall sections in specific locations, and enhancing the landscaping on the north side.

Council Member Whitelock expressed disappointment with the lack of a consistent wall along the corridor and questioned UDOT's adherence to City Code. Mr. Clegg responded that UDOT's priority was to move traffic, and the CMU wall was a UDOT standard. Council Member Whitelock expressed dissatisfaction with the situation and viewed it as a missed opportunity for the City. She believed other cities had been successful in working with UDOT for betterments and improvements. However, she acknowledged and appreciated Mr. Clegg's efforts.

Mr. Clegg sought Council direction on whether to proceed as proposed. Vice Chair Bloom raised doubts about the City having a choice in the matter. Mr. Clegg responded that the City could remove the CMU walls and replace them with pre-cast walls.

Assistant City Administrator Jamie Davidson emphasized the Council's discretion in allocating funds for amenities and landscaping. He anticipated staff would collaborate with a landscape architect to develop a design, including a gateway sign, for Council review and feedback. Mr. Davidson believed they could maximize allocated funds for landscaping and maintain an attractive corridor, even without uniform walls.

Council Member Jacob emphasized that the Council's ability to enact changes to the corridor was simply limited by their willingness to allocate funds. Mr. Clegg said the Council had set aside \$500,000 for corridor betterments. He provided the current cost of a UDOT constructed CMU wall (\$325 per linear foot). He suggested making the best use of allocated funds.

Mr. Davidson clarified that achieving uniformity by replacing all the walls from the river bottoms to 7800 South would exceed the \$500,000 budget and would require additional funds for masonry work. He noted the approach would also preclude the possibility of landscaping and installing a gateway sign on the north side. He reiterated the Council's approval of improvements on the south side of the corridor already in progress. He proposed that utilizing the \$500,000 to refurbish existing walls and to add additional landscaping to the entryway of the City on 9000 South would be better use of the allocated funds.

Council Member Green referred to the map provided in the packet and clarified staff's proposal to utilize the \$500,000 to install CMU walls in the green section of the provided map, retain 600 feet of existing precast wall, update the appearance of the existing 300 foot section marked as yellow on the provided map, install 100 feet of wall in areas where houses front 9000 South, leaving 600 feet of wall as is, and utilize funds for the berm from Vicerelli's property to the west.

In response to Chair McConnehey's request for written confirmation of this clarification, Mr. Clegg noted it was found in the packet. Chair McConnehey referenced the RCA's Executive Summary, which stated "We are asking that the allocated funding be used for refurbishing existing walls and to add additional landscaping to the entryway of the City on 9000 South."

Council Member Jacob further clarified that Council had allocated a budget to enhance the corridor, but staff's report indicated that the budget would not cover their original expectations. Consequently, the Council needed to decide whether to allocate additional funds or adjust the fund allocation.

Chair McConnehey appreciated the added clarity from Council Member Green and suggested if Council wanted to proceed with that direction, a budget amendment could be brought back for formal approval. Mr. Clegg was okay to put the project out for bids to determine the costs of CMU or precast walls but was certain additional funds would be necessary. Mr. Davidson was unclear whether an amendment to the budget would be necessary, considering funds had already been approved for corridor improvements.

Council Member Green clarified that UDOT planned to install CMU walls along 9000 South, which was confirmed. He noted that Council should determine whether to allocate an additional \$1.3 million to match the entire corridor or collaborate with UDOT to install CMU walls in specific sections while utilizing funds for landscaping and an entrance sign. Mr. Clegg highlighted that CMU walls were of lower quality than pre-cast walls, and any deviation from the proposed plan would be contingent on UDOT's approval.

Council Member Whitelock inquired about the possibility of staining the various walls with a consistent color and applying a sealant to achieve some level of uniformity. Mr. Clegg expressed willingness to explore the request.

Council Member Jacob expressed comfort with the idea of eliminating the entrance sign to allocate funding for better consistency along the corridor. Council Member Green was open to tinting options and suggested exploring the possibility of landscaping along the outside of the fence on Viscerelli's property.

Council Member Jacob suggested that the Council should aim for higher and more ambitious standards when allocating funds for such projects if they wanted to elevate aesthetics. Council Member Green recommended that any landscaping should be aesthetically pleasing and easy to maintain. Mr. Davidson suggested creating consistent standards that could be implemented throughout the City and Council Member Green concurred. The Council discussed options.

Council Member Whitelock moved to use the presented plan as a starting point, along with exploring options for staining and sealing the wall, and to implement landscaping consistent with other entrances to the City. Council Member Green seconded the motion, which passed by a majority vote (5-1), with Council Member Jacob dissenting.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Council Member Whitelock moved to adjourn the meeting. Council Member Green seconded the motion. All voted in favor and the motion passed unanimously (6-0).

The meeting adjourned at 7:44 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 20, 2023. This document constitutes the official minutes for the Committee of the Whole.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 11th day of October 2023