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**MINUTES TO
BE APPROVED**

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

Wednesday, June 11, 2014

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe and Council Members Judy Hansen, Chris M. McConnehey, Ben Southworth, and Justin D. Stoker. Council Member Chad Nichols was excused.

STAFF: Richard L. Davis, City Manager; Jeffrey Robinson, City Attorney; Bryce Haderlie, Assistant City Manager; Carol Herman, Deputy City Clerk; Tom Burdett, Development Director; Ryan Bradshaw, Finance Manager/Controller; Clint Petersen, Deputy Fire Chief; Wendell Rigby, Public Works Director, Doug Diamond, Police Chief; Greg Mikolash, City Planner; Ray McCandless, Senior Planner; and Eric Okerlund, Budget Officer.

I. CALL TO ORDER

Mayor Pro Tem Stoker called the meeting to order at 5:01 p.m.

II. CLOSED SESSION

DISCUSS PENDING OR IMMINENT LITIGATION, AND PERSONNEL ISSUES

COUNCIL: Mayor Pro Tem Justin D. Stoker and Council Members Judy Hansen, Chris M. McConnehey, and Ben Southworth. Mayor Kim V. Rolfe arrived at 5:03 p.m. and Council Member Jeff Haaga arrived at 5:15 p.m. Council Member Chad Nichols was excused.

STAFF: Richard L. Davis, City Manager, and Jeffrey Robinson, City Attorney.

MOTION: Councilmember Southworth moved to go into a Closed Session to discuss pending or imminent litigation, and personnel issues. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

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|---------------------------------|---------------|
| Councilmember Haaga | Absent |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |

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|---------------------------------|---------------|
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Absent |

The motion passed 4-0.

The Council convened into a Closed Session to discuss the pending or imminent litigation, and personnel issues at 5:02 p.m.

Mayor Kim V. Rolfe arrived at 5:03 p.m. and Council Member Jeff Haaga arrived at 5:15 p.m.

The Council recessed the Closed Session at 6:14 p.m.

The meeting reconvened at 6:15 p.m.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Nathaniel Yonus, Troop 4032.

IV. PRESENTATION

INTRODUCTION OF THE WESTERN STAMPEDE ROYALTY BY AMBER WRIGHT

Amber Wright, 2014 Western Stampede Royalty Queen invited everyone to attend and support the 2014 Western Stampede Rodeo.

She introduced her 1st Attendant – Nikki MacPhee (who was in attendance) and 2nd Attendant Sierra Goodman.

Councilmember Southworth expressed his appreciation to the Western Stampede Royalty. He announced that this was the 60th Anniversary of the Western Stampede Rodeo and invited everyone to attend.

V. COMMUNICATIONS

CITY MANAGER COMMENTS/REPORTS

Richard L Davis-

- Expressed appreciation to all those involved in the formation of the budget
- Parks, Trails and Open Space workshop in the future
- Tentatively offered the Interim Park Director position to Brian Clegg

STAFF COMMENTS/REPORTS

Bryce Haderlie-

- Council to walk at end of parade line-up

- Princess Festival tickets available

Tom Burdett-

- Reported a study to evaluate a site for the Health Facility with Salt Lake County had begun

Ryan Bradshaw –

- Updated the Council on the ERP system
 - Finance should be live October 1, 2014
 - Human Resources module should be live January 1, 2015

Clint Peterson –

- Marc McElreath excused - wife had surgery
- Firework restrictions same as last year

Wendell Rigby -

- June 23 - 8200 South and Redwood Road project schedule to begin
- Updated the Council on road closures
- Updated the Council on ERP Cityworks should be live in approximately six-weeks

Doug Diamond -

- Purchased new K-9 Police dog from Germany named 'Chance'

CITY COUNCIL COMMENTS/REPORTS

Councilmember Stoker –

- Attended several committees meetings
 - Updated the Council on the Wasatch Front Regional Council Air Quality meeting
 - Updated the Council on the Corridor Preservation meeting
 - Updated the Council on the Jordan River Commission

He reported that the Jordan River Commission spoke about on-going river restoration efforts, and on-going maintenance at 8600 South Big Ben Restoration area. They would be assembling a team of volunteers that would maintain the area perpetually. Jordan River Commission asked if a City staff member could be involved as a point person. He suggested Chuck Tarver as a point of contact person.

Councilmember Southworth believed that City Administration should come back to the Council with a proposal as to whom should serve as point person for the volunteer program.

Councilmember Stoker indicated that Chuck Tarver was only a suggestion.

The Council agreed to the volunteer program.

- Ron Wood Park positive feedback

Councilmember Southworth –

- Ron Wood Park a gem in the City, great reviews

Councilmember Haaga –

- Possible ‘Good Neighbors – Good Landlord Committee’ no funds or staff required. Information would be brought back to the Council. This would be like a neighbor watch group.
- 9000 South Tunnel – major accomplishment by Council and staff
- 9000 South West Jordan property possible signage to place ‘West Jordan’ name on north and south side of tunnel
- Inviting Council Members to attend various meeting, keeping the number to three or less

Councilmember Hansen –

- Attended the opening of the Sara Newbold playground, great experience
- Great roadwork 2700 West south of 9000 South

Councilmember McConnehey –

- Reported that the Good Landlord Program was discussed August 14, 2013 City Council meeting
- Reported that the Arts Council play “You’re a Good Man Charlie Brown” started June 16–21 and June 23, 2014, at West Jordan Elementary
- Arts Council future item – whether unspent funds could be adjusted into next year’s budget
- Expression of appreciation to Public Works - Jordan Meadows Park looks great!

Mayor Rolfe –

- Bridge dedicated by the Salt Lake County and Rotary Club was completed
- Please visit the new trail 9000 South – 7800 South
- Sara Newbold playground, a great experience

VI. CITIZEN COMMENTS

Alexandra Eframo, West Jordan resident, addressed the following issues:

- Council to consider enacting fines for the illegal posting of campaign signs
- West Jordan having a ‘No Kill Animal Shelter’
- Misbehaved children provide community service rather than school suspension

Peggy Jo Kennett, Kaylene Whitelock, and Janice Voorhies, Jordan School District, read the Jordan School District Resolution titled: ‘Jordan School District Opposes the South Jordan City Proposal to Create a Separate School District Within the Boundaries of South

Jordan City'. They also provided the Council with a copy of the Resolution dated June 10, 2014.

There was no one else who wished to speak.

VII. CONSENT ITEMS

- 7.a Approve the minutes of May 14, 2014, and June 4, 2014 as presented**
- 7.b Approve Resolution 14-104, confirming the appointment of members to various City Committees**
- 7.c Approve the request from Edgar Corona Carlos Medina to serve alcohol at Pioneer Hall according to the laws set forth by Utah Department of Alcohol and Beverage Control by the renters of Pioneer Hall on July 12, 2014 and direct staff to complete the Pioneer Hall reservation**
- 7.d Approve Resolution the request from Laura Lopez to serve alcohol at Pioneer Hall according to the laws set forth by Utah Department of Alcohol and Beverage Control by the renters of Pioneer Hall on July 19, 2014 and direct staff to complete the Pioneer Hall reservation**
- 7.e Approve a service in lieu of fees for the Cal Ripken Baseball League and the Pre All Star Tournament, June 17-21, 2014**
- 7.f Approve Resolution 14-105, authorizing the Mayor to execute a Settlement, Release, and Waiver Agreement with Bach Investments, LLC and Broadmeadow Subdivision, LLC, in an amount not to exceed \$100,000.00 of Road Capital Support Funds**
- 7.g Approve Resolution 14-106, authorizing the Mayor to execute the Cooperative Agreement (PIN 12887) with the UDOT for the 7800 South (SR-48) and 9000 South Road Transfer Evaluation Study**
- 7.h Approve Resolution 14-107, authorizing the Mayor to execute Amendment #5 to the Interlocal Agreement with Salt Lake County for fleet administrative services**
- 7.i Approve Resolution 14-108, authorizing the Mayor to execute an Agreement between the City of West Jordan and City of Bluffdale, City of Cottonwood Heights, City of South Jordan, Draper City, City of South Salt Lake, Granite School District, Unified Police Department of Greater Salt Lake ("Unified Police"), Murray City Corporation, University of Utah, Salt Lake City Corporation, Utah Transit**

Authority (“UTA”), City of Saratoga Springs, Sandy City, Salt Lake County Sheriff’s Office, and West Valley City to provide for Beneficial Cooperative Procurement Endeavors

- 7.j Approve Resolution 14-114, declaring less than 50 railroad plates from the demolished Sugar Factory buildings that are no longer of any value or use as surplus property, and authorize the disposition**

The Council pulled Consent Items 7.f and 7.i, for further discussion.

MOTION: Councilmember Southworth moved to approve all Consent Items except 7.f and 7.i. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

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|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

VIII. PUBLIC HEARING

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 14-22, AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE, TITLE 12, SIGN REGULATIONS AND TITLE 13, ZONING REGULATIONS, OR OTHER SECTIONS OF THE CODE RELATING TO BILLBOARDS AND ELECTRONIC BILLBOARDS, CITY-WIDE, CITY OF WEST JORDAN, APPLICANT

Ray McCandless said the construction of new billboard signs with digital displays and the conversion of existing billboards to digital displays were becoming more common across the country. To date, none of the billboard signs in West Jordan had been converted to digital displays nor have there been any requests to do so; however, it was likely the City would be approached some day in the future.

The West Jordan Code is silent with respect to both the construction and conversion of billboards to electronic digital displays. Staff was concerned that although the 2009 City Code does allow billboards to be ‘upgraded’ the conversion of signs to electronic displays goes beyond the intent of this provision due to the brighter and continually changing copy which may adversely impact adjoining properties, (particularly signs near residential

areas) or traffic safety on public streets. Section 12-3-6 of City Code prohibited flashing signs and signs that distract motorists.

To correct this deficiency in the 2009 City Code, City staff initiated a text amendment to clarify the difference between standard billboard signs and billboards with digital displays. This was discussed by the Planning Commission on January 8, 2013, and by the City Council on February 27, 2013. The revisions proposed at that time were approved with the understanding that a more comprehensive ordinance would be developed and adopted specific to billboards with digital displays.

Per the City Council's request, text had been drafted specific to billboards with digital displays which was developed by a City Council subcommittee, and had been reviewed by the Planning Commission twice and was now being forwarded to the City Council for consideration. Staff was recommending that the City Council adopt the changes shown in Exhibits B and C included in the Council's agenda packet that would prevent new digital billboards from being constructed or existing billboards from being converted to digital displays, without City review and approval.

The proposed revisions affect section 12-1-4, Definitions and Section 12-3-3D, Billboard Signs of the sign code and section 13-17-2: Types of signs permitted in zoning districts. The proposed text, attached as Exhibits B and C, included in the Council's agenda packet distinguished between a standard billboard sign and a billboard sign with a digital display. The amendments also included language relating to converting or modifying existing billboards to digital displays.

The proposed text amendment was brought before the Planning Commission on November 19, 2013 for discussion and a public hearing. At that meeting, the Planning Commission tabled the item to allow staff time to further evaluate spacing requirements between billboards as stated in the meeting minutes (Exhibit A) in the Council's agenda packet.

The item was brought back to the Planning Commission on May 6, 2014, where it voted 7-0 to forward a positive recommendation to the City Council to approve the proposed text amendment with some minor modifications as noted in the Planning Commission meeting minutes.

Staff had also met several times with Reagan Outdoor Advertising throughout this process to discuss the proposed code revisions. A number of their suggestions had been incorporated into the text; however, they do have some concerns about minimum spacing requirements between billboards and residential zones as noted in the May 6, 2014 meeting minutes.

FINDINGS OF FACT

Section 13-7-D-7B, requires that prior to making a positive recommendation to the City Council for a Zoning Ordinance text amendment, the Planning Commission shall make the

following findings:

Criteria 1: *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;*

Discussion: Examples of goals and policies in the General Plan relating to the proposed amendment:

Enforce the sign ordinance to protect the city from the negative impacts of visual blight. Encourage adequate, visible, and attractive street signage. (Page 36)

Signs - Signs are an integral element in the urban fabric of the city. They contribute to the character of different areas and are often a major identifying feature. Most signs in West Jordan are oriented to the street level environment which helps make buildings and land features the focus rather than signs. This not only helps to maintain the individuality and quality of buildings, it also enhances views and vistas. It is important to maintain this balance between the need for businesses to identify themselves and to advertise their products and the public purpose of creating and maintaining an orderly and attractive urban environment. Therefore, the purpose for establishing and updating any sign standards for the City should be to:

Provide ample opportunities for businesses to advertise products and services without having a detrimental effect on the aesthetics of the community.

Consider sign design and location as an integral part of all development, not as an after-thought.

Ensure that government sponsored signage sets a positive example.

Regulate the size and location of all signs so they do not detract from the City's positive appearance. (Pages 131 and 132)

Establish, regularly review, and enforce standards for improving the visual quality of roadside appearance. (Page 135)

The proposed ordinance establishes standards that regulate billboards with digital displays that accommodates the signage but protects neighboring properties from potential adverse impacts.

Finding: The proposed amendment conformed to the general plan and was

consistent with the adopted goals, objectives and policies described therein.

Criteria 2: *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;*

Discussion: There is sufficient justification for a modification to the zoning code as there are no current standards or requirements for the conversion of billboard signs to signs with electronic displays, and vagueness of the current Code leaves open possible actions by billboard companies which may negatively affect adjacent properties and land uses.

Finding: The proposed amendment was appropriate given the context of the request and there was sufficient justification for a modification to this title.

Criteria 3: *The proposed amendment will not create a conflict with any other section or part of this title or the general plan; and*

Discussion: The proposed amendment to the Zoning Ordinance will have a city-wide impact, with no particular area singled out. The existing general plan and Zoning Ordinance requirements ensure that the proposed amendments will not adversely affect development within the city or create a conflict with any other section of the Zoning Ordinance or General Plan.

Finding: The proposed amendment would not create a conflict with any other section or part of this title or the general plan.

Criteria 4: *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

Discussion: The proposed amendment had city-wide implications and does not relieve any particular hardship nor does not confer any special privileges to a single property owner or cause.

Finding: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it was only necessary to make a modification to this title in light of corrections or changes in public policy.

Ray McCandless said in conclusion the proposed Text Amendment was necessary to mitigate potential impacts of digital billboards on neighboring land uses through establishment of a formal City review, public hearing and approval process.

Staff recommended that the City Council accept the findings contained in the staff report and approve the proposed Text Amendment as recommended by the Planning Commission.

The following information was provided in a power point presentation.

Digital Billboards

Location and Separation Requirements

- No changes to the overall number of billboards allowed in the city (7 east of Bangerter and 7 west of Bangerter)
- Any conversion or new billboard with a digital display requires Conditional Use Permit approval.
- Billboards are not allowed along Mountain View Corridor
- 500' from any residential zoning district boundary
- May not be lit between 9:00 p.m. and 7:00 a.m. if within 300' of a residential zone or use (unless for emergency)
- 1250' separation between billboards w/digital displays and any other billboard. Reduced to 750' by Planning Commission through Conditional Use Permit



- 1250' separation between billboards w/digital displays and any other billboard. Reduced to 750' by Planning Commission through Conditional Use Permit



Messages

- Messages must be static (no video, animation, flashing, strobing, blinking etc.)
- Messages must be clear and legible.
- Transition time between messages must be instantaneous.
- Mechanism for controlling display period required.
- Dwell time for each message must be at least eight seconds.

Illumination

- Limited to industry standard 0.3 foot candle above ambient light level.
- Automatic dimmer is required.
- May not be lit between 9:00 p.m. and 7:00 a.m. if within 300' of a residential zone or use (unless for emergency)
- Written certification of compliance required within 10 days of operations. (Motion, dwell time, illuminance etc.)
- City may require the sign be tested for compliance at the sign owner's expense.

The Council and staff discussed clarifying questions:

- A large number of billboards not compliant with the current City code.
- Billboards along Bangerter Highway being non-compliant; possibly brought into compliance or grandfathered-in.
- Instantaneous change (no fading of advertising)

Mayor Rolfe opened the public hearing.

Nate Seacrest, Reagan Outdoor Advertising, explained that the sign curfew would apply if the sign was oriented towards a resident. He addressed their issues with the proposed Ordinance:

- 300' spacing requirement from residential areas where the sign would be oriented towards the residential zones
- Prefer the signs to go static at 9:00 p.m. rather than shut off

Jared Johnson, Yesco Electronics, provided the advantages of LED signage:

- LED lights could be controlled
- Fraction of the light
- Predictability of the light
- Signs monitored 24/7 by camera
- Response time for issues less than four hours

Greg Simonsen, West Jordan resident, and Representative for Reagan Signs in legal matters, felt the 300' distance would be sufficient, especially if the sign was regulated as a Conditional Use. He reported that advertising demand was great considering the limited number of billboards in West Jordan. These signs could also be used for the Amber Alert system.

There was no one else who desired to speak. Mayor Rolfe closed the public hearing.

Councilmember Southworth proposed backing the distance to 300' when the billboard was not facing residential. These lights could shut down or go static reducing the amount of light pollution.

Councilmember Haaga agreed with Councilmember Southworth changing the distance to 300'.

Councilmember Stoker also agreed with the 300' change. He addressed the Planning and Zoning Commission's recommendation of 10:00 p.m. to 7:00 a.m. due to the fact that in July it was still light at 9:00 p.m. He agreed with the Planning and Zoning Commission's recommendation. Although, going static at 9:00 p.m., would also be alright.

Councilmember McConnehey preference was to maintain 500', but would agree to 300' if this was changed as a Conditional Use permit with Planning's review. He agreed with changing the time to 10:00 p.m., but then would want to see the signs turned off as oppose to static.

MOTION: Councilmember Southworth moved that the City Council approve Ordinance 14-22, as presented with the following exceptions; that we lower in the exceptions and qualifications Section 12-3-3 from 500' to 300' in the instance when the billboard is not facing a residential area; subject to a Conditional Use Permit; and changing the requirement

that the sign not be lit between 9:00 p.m. and 7:00 a.m. to read 10:00 p.m. and 7:00 a.m. The motion was seconded by Councilmember Haaga.

Councilmember Southworth said in his motion, he did not include leaving these static at 10:00 p.m., but felt that could be addressed at a later date.

A roll call vote was taken

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| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL RESOLUTION 14-109, APPROVING THE FINAL BUDGETS FOR THE CITY OF WEST JORDAN GENERAL FUND, THE SPECIAL REVENUE FUNDS, THE CAPITAL PROJECTS FUNDS, THE WATER FUND, THE SEWER FUND, THE SOLID WASTE FUND, THE STORM WATER FUND, AND THE INTERNAL SERVICE FUNDS FOR FISCAL YEAR 2014-2015, ALSO, THE CITY WOULD LIKE TO NOTIFY UTILITY CUSTOMERS THAT IT HAS NOT ASSESSED CITY DEPARTMENTS FOR UTILITY SERVICES IN FY2014

Ryan Bradshaw reported that the City Manager delivered the proposed budgets to the City Council in April and May 2014. The City Council adopted the tentative budgets on May 14, 2014. Utah state law required the final budgets to be adopted before June 22. The tentative budget can be reviewed, discussed, and amended as necessary up through the public hearing and final adoption.

Ryan Bradshaw stated that the total budget for these funds were \$114,058,884.

Staff recommended approval of Resolution 14-109, adopting the Fiscal Year 2014-2015 Final Budgets for the General Fund, the Special Revenue Funds, the Capital Projects Funds, The Enterprise Funds, and the Internal Service Funds.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Stoker moved to approve Resolution 14-109, adopting the Fiscal Year 2014-2015 Final Budgets for the City of West Jordan

General Fund, Special Revenue Funds, Capital Projects Funds, Water Funds, Sewer Fund, Solid Waste Fund, Storm Water Fund, and the Internal Service Funds for Fiscal Year 2014-2015, and to notify all the Utility Customers that the City has not assessed itself for utilities in FY 2014, and next year; also to direct staff to make sure that on the \$550,000 to look at compression and career ladder issues for the Police and Fire Department. The motion was seconded by Councilmember Haaga.

Mayor Rolfe offered a friendly amendment to direct staff to make sure that on the \$550,000 to take care of compression. He said in a discussion with Police, it was laid out clearly, and also direct staff to the Fire Department had provided a detailed description of the compression issues and career ladder total would be near \$140,000.

Richard L. Davis reported that the previous direction from the Council was to involve a consultant in the process of developing a plan.

Mayor Rolfe agreed and said he would like this done rapidly.

A roll call vote was taken

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|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

IX. BUSINESS ITEMS

CONSENT 7 F

APPROVE RESOLUTION 14-105, AUTHORIZING THE MAYOR TO EXECUTE A SETTLEMENT, RELEASE, AND WAIVER AGREEMENT WITH BACH INVESTMENTS, LLC AND BROADMEADOW SUBDIVISION, LLC, IN AN AMOUNT NOT TO EXCEED \$100,000.00 OF ROAD CAPITAL SUPPORT FUNDS

MOTION: Councilmember McConnehey moved to continue Consent 7f to the June 25, 2014 City Council meeting. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | No |
| Mayor Rolfe | Yes |

The motion passed 5-1.

CONSENT 71

APPROVE RESOLUTION 14-108, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF WEST JORDAN AND CITY OF BLUFFDALE, CITY OF COTTONWOOD HEIGHTS, CITY OF SOUTH JORDAN, DRAPER CITY, CITY OF SOUTH SALT LAKE, GRANITE SCHOOL DISTRICT, UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE ("UNIFIED POLICE"), MURRAY CITY CORPORATION, UNIVERSITY OF UTAH, SALT LAKE CITY CORPORATION, UTAH TRANSIT AUTHORITY ("UTA"), CITY OF SARATOGA SPRINGS, SANDY CITY, SALT LAKE COUNTY SHERIFF'S OFFICE, AND WEST VALLEY CITY TO PROVIDE FOR BENEFICIAL COOPERATIVE PROCUREMENT ENDEAVORS

Doug Diamond said this agreement sets forth the requirements for participation in the Agreement Providing for Beneficial Cooperative Procurement Endeavors. He reported that this agreement was requested by participating City Mayors and was supported by the Chiefs of Police of those cities. The agreement may provide potential savings to the cities through bulk purchases, training, etc. Each police agency would continue to make the best decision for their individual agency and City. West Jordan would be under no obligation to participate in any particular endeavor, but would participate where they see a potential benefit to the City.

Staff reported that there was no cost to the City to participate in this agreement; however there may be potential savings to the City, which could not be estimated at this time.

Staff recommended the Council authorize the execution of the Agreement Providing for Beneficial Cooperative Procurement Endeavors.

Councilmember Haaga pulled this item for clarifying questions.

Doug Diamond addressed Councilmember Haaga's concerns.

MOTION: Councilmember Haaga moved to adopt Resolution 14-108, approving the City's execution of the Agreement providing for Beneficial

Cooperative Procurement Endeavors. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 14-110, CONFIRMING THE APPOINTMENT OF JAMIE LYN VINCENT AS DEPUTY CITY CLERK/RECORDER; AND ADMINISTER THE OATH OF OFFICE

Carol Herman said pursuant to the West Jordan Municipal Code, Section 1-7D-5, the City Manager was authorized to appoint, with the advice and consent of the City Council, "...heads of city offices, departments..." The City completed an extensive search for an individual to serve as a Deputy City Clerk/Recorder. The City Council desired to confirm the appointment of an individual as the Deputy City Clerk/Recorder for the City of West Jordan.

The Salary and Benefits for this position were budgeted in the current fiscal year 2013-2014 budget.

Staff recommended the approval of the appointment of a Deputy City Clerk/Recorder for the City of West Jordan.

MOTION: Councilmember Stoker moved to approve Resolution 14-110, confirming the appointment of Jamie Lyn Vincent as the Deputy City Clerk/Recorder for the City of West Jordan. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |

Mayor Rolfe

Yes

The motion passed 6-0.

Carol Herman administered the Oath of Office to Jamie Lyn Vincent, Deputy City Clerk/Recorder. The Council congratulated Jamie Lyn Vincent.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 14-111, SETTING THE 2014 PROPERTY TAX RATE FOR THE CITY OF WEST JORDAN

Ryan Bradshaw said Utah State Law required the annual property tax levy to be set before June 22 of each year. AS of the time of preparation of this document, the City had not received the certified tax information from Salt Lake County. The City traditionally received the certified tax rate information from Salt Lake County in the June 10-15 timeframe and also traditionally sets its property tax rate at a rate not to exceed the rate that was determined by Salt Lake County.

For the 2014-2015 fiscal year, the General Purposes Property Tax was projected to be \$11,135,986 and the Interest & Sinking Fund (Debt Service) Property Tax was projected to be \$757,774.

Staff recommended adoption of Resolution 14-111, setting the 2014 property tax rate at a rate not-to-exceed the certified rate to be determined by Salt Lake County.

Ryan Bradshaw reported that Salt Lake County had provided the tax rates prior to the meeting:

- City of West Jordan tax rate: 0.002368
- Fairway Estates Special Service Recreation District tax rate: 0.001904

MOTION: Councilmember Southworth moved to adopt Resolution 14-111 setting the 2014 property tax rate at a rate not to exceed the certified rate of that was determined by Salt Lake County. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Yes |
| Councilmember Nichols | Absent |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

DISCUSSION AND POSSIBLE ACTION REGARDING OPTIONS FOR LIVE VIDEO STREAMING OF CITY COUNCIL MEETINGS IN THE FUTURE

Bryce Haderlie said the Council had expressed interest in live video streaming of Council meetings so that the public could view the meeting proceedings. He provided the Council with a "Good, Better, Best" table which provided a brief summary of the types of systems available. Costs and features vary widely. He said for example, ongoing monthly costs for a simple system would be approximately \$200/month and up to \$1,200/month for a system with more features and customer support. Equipment costs also range from about \$1,000 for a simple camera, mounting brackets, cabling, software and staff time for setup, to more than \$30,000 for multiple cameras, lights, sound and video mixer, software, mounting brackets and staff time for setup and production support.

| | Good | Better | Best |
|--------------------------------|---|---|---|
| Description of System | A single camera at the back of the chambers that is focused on the front of the chambers with a live audio feed to accompany. Live streaming of the meeting with no anticipated backup. | Up to four views on a single screen (like a security camera system) with two cameras focusing on the Council and staff seating, one focused on the podium, and the final screen for PowerPoint presentations. | Multiple cameras and lighting to enhance video quality. Marking the recording to allow viewers to select the agenda item they desire. Other electronic tagging to enhance viewer use. Recording edited to show who is speaking, PowerPoint presentations, and other activities in the chambers. |
| Access to Data | Live stream only and/or short-term access to meeting video. | Live streaming and archived for public access. | Live streaming and recorded (with markings/indexing) for public access. |
| Technician Requirements | Low – Ensure that system is operational during meeting and is accessible over the city website. | Moderate – Ensure that the system is operational during the meeting and that files are properly stored for later viewing and accessible via the City website. | High – Depending on system requirements, staff demand could range from one person to multiple people. This would include staff at the meeting to run the recording equipment and cameras, as well as staff to edit and index |

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|-------------------------------|---|---|---|
| | | | the recording. |
| IT/System Requirements | Low – Ensure that there is adequate bandwidth on the city system to allow for live streaming. <i>Note: As viewership increases, so do bandwidth requirements.</i> | Moderate – Could require storage capacity on the city system, although companies in the moderate plan range offer hosting services as well. Ensure adequate bandwidth for live viewing. | High – Internal system demands as well as the possibility of offsite hosting will depend on vendor proposals. Equipment would likely be needed for the editing and recording process. Adequate bandwidth for live viewing. |
| Estimated Cost | \$1,000 for camera, cabling, mounting brackets, software and setup. Monthly cost of about \$200 to stream. | \$5,000 for cameras, cabling, mounting brackets, software and setup. Monthly costs range from \$99 to \$999 depending on viewership and storage needs. | \$20,000 to 30,000 for cameras, cabling, mounting brackets, video sound mixer, etc. Some vendors charge for an encoder, which ranges from a one-time cost of \$3,500- \$4,500. Monthly costs range from \$650/month to \$1,200/month for hosting, customer support, indexing. |
| Staff Time | Initial setup and then one person (probably the city clerk or deputy) can set it to stream. | Initial setup and then one to two people at every meeting. | Initial setup and then one to three people at every meeting, depending on equipment. |
| Pros | Low staff involvement and need for outside resources or budget. Anticipated that modifying the file is not possible. | Allows immediate and delayed viewing of the meeting. Moderate cost for the system and relatively low staff involvement. | Detailed access to the video as needed by the viewer. High quality video and sound to provide for evidence of meeting proceedings in the future. Transparency of government activities in a public meeting would be enhanced. |
| Cons | Limited view from one camera angle. No indexing. Can't be viewed at a later | Would likely not have detailed marking (indexing) of the recording so | Cost is much higher than other systems. Higher staff involvement and |

| | | | |
|--|------|--|--|
| | date | viewers will need to start at the beginning and proceed through the recording to the desired location. | technical requirements than other systems. Could create challenges in legal proceedings when the video and audio recordings could conflict with written minutes. Anticipation of public for good or bad. |
|--|------|--|--|

Staff was looking for direction from the Council as to the type of video streaming system desired and the accompanying level of service.

Bryce Haderlie briefly commented on how video streaming could affect the Council. This was Council's direction and staff would follow their direction.

He felt there should be the discussion whether it was the Council consensus to move forward. He reminded the Council there had been funds placed in the newly adopted budget for this.

Councilmember Haaga indicated he was a proponent of video streaming. He said to buy the best, it works, and we set a policy, it was about direction of a Council as a body, rather than just one person.

He provided his opinions:

- Four cameras
- Static positions
- Digital input
- Benefit to people who cannot attend
- Ability to focus on one-item (indexing)

Councilmember Stoker agreed with Councilmember Haaga, but voiced his concerns:

- Demand for the video streaming spending \$20,000 to \$30,000 with staff member time with no real public interest
- Would this be of use to the community

Bryce Haderlie reported that Kim Wells had spoken with a technician from West Valley City regarding their video streaming.

Comments from West Valley City:

- \$17,000 installation costs
- One-static Council camera only

- Live streaming – the most viewers was four people, this was a pretty consistent number
- You-Tube - a handful of people viewed the meeting
- \$950 per month for their mid-grade system for indexing, and live streaming saved
- No justification for the \$500 indexing
- Reduced to \$450 for space on website only

Councilmember McConnehey comments:

- Four-fixed cameras
- Against additional staff – They might not be necessary, there were possible solutions
- Five inputs – four cameras plus digital display
- Indexing
- Hosted through someone else's service
- Not interested in live-stream option
- Additional free camera for meetings outside the Council Chambers
- Recording of Planning Commission meetings
- Are there any records as to the number of residents accessing our meeting?
- From a Council perspective this would be helpful tool

Councilmember Southworth agreed with the Councilmember Stoker's concerns.

- Indexing might be sufficient

Councilmember Haaga felt the funds spent would be well worth it.

Councilmember McConnehey reported that he originally brought this issue up because he had missed a few meetings, but with only listening to the meeting visual details were not available.

Mayor Rolfe said previously he was in favor of video steaming. Currently he had concerns regarding:

- Same issues as Councilmember Stoker
 - Demand for the video streaming spending \$20,000 to \$30,000 with staff member time with no real public interest
 - Would this be of use to the community
- Price exceeding budgeted amount
- Number of viewers
- Video could be manipulated by almost anyone

MOTION: Councilmember McConnehey moved to direct staff to further research viable options for video and audio recording of Council meetings based on the comments that had been made tonight, bring back specific proposed solutions. The motion was seconded by Councilmember Haaga.

Bryce Haderlie reported that a West Valley City staff member reported that the “video production was crazy expensive and eats up a lot of staff time.”

He indicated staff needed additional information:

- Number of cameras
- Availability of the meeting
- Staff support

Councilmember Hansen voiced her concerns:

- Cost
- Video manipulation
- People viewing would have no input (for or against an issue)

The Mayor and Councilmember provided final comments:

Mayor Rolfe

- If this was not within the approved amount, he was not interested

Councilmember Stoker

- Recording not modifiable
- Pricing an issue (can't justify)
- Staff impact minimized (does not want a staff member tending to cameras)
- Liked four cameras with indexing
- If anything streaming only from the City server or secure server

Councilmember Southworth

- Agreed with Councilmember Stoker

Councilmember Haaga

- Cost more like in the \$18,000 range
- True costs from companies

Councilmember Hansen

- No additional comments

Councilmember McConnehey

- West Valley City above and beyond our needs
- Impact on staff (video currently impacts staff)
- Indexing might reduce Clerk workload
- Expense of equipment (quality could be mid-range)
- Video and audio – Is always modifiable
- Need a solid record

- Five criteria
 - Live streaming or archive, or both (preferred archive)
 - Cameras (preferred two, one facing the dais and one facing the podium)
 - Hosting (remove from IT, but keep secure)
 - Indexing (in-favor)
 - No additional staff

Councilmember McConnehey said his main concerns were being able to see the portions of the records which were not included in the minutes or audio. He said Web X version could be done for approximately under \$50.00 per month.

Bryce Haderlie reported that a motion was not necessary; staff would work with the comments made by the Council and bring this item back at a later date.

Councilmember McConnehey withdrew his motion.

Mayor Rolfe indicated that this item would be brought back. He reminded the Council that the funding was still in the budget.

DISCUSSION AND POSSIBLE DIRECTION SPECIFIC TO ADVERTISING THE COMMUNITY BRAND IN UTAH COMMUNITY MAGAZINES

Councilmember Haaga declared a Conflict of Interest with this item. He was part owner of the Utah Community Magazine. He provided a Conflict of Interest form to the City Clerk on April 29, 2014.

Councilmember Haaga stepped down from the dais and left the meeting at 8:37 p.m.

Richard L. Davis reported that earlier in the year, Council approved moving forward with the production of a communitywide publication that would assist the City in unveiling and jettisoning our branding message to our citizens. This publication was to serve as a sort of community guide that would contain economic development information, community calendar of events, stories about our community's history, and an overview of our new branding strategy, to mention just a few. Specifically, our desire was to occupy approximately 16 pages of editorial content and the cover of this publication. Utah Community Magazines had slated production of a community magazine in West Jordan for a fall release. In all, 38,000 of these publications would be distributed, including one to each residence of the City.

He said if the City were to go by the rate sheet of the advertiser this would cost \$48,000, but the City would be receiving it for \$19,900. With a publication of 38,000 the cost would be \$.52 per copy for the 16 pages of editorial and the cover. He indicated that approximately 12,000 copies would be sent externally to tourism sites, etc.

Mayor Rolfe believed that West Jordan had moved beyond being a small city. He felt there was the need for this type of publication.

Richard L. Davis reported that he checked on the Carr printing site and to produce 38,000 copies of 16 pages of editorial content, and along with the cover it would cost approximately \$119,000. Not including the distribution to the residents.

Mayor Rolfe commented on the possible benefits of highlighting certain areas/activities of the City (splash pad, City Center, etc.)

The Council and staff discussed clarifying questions regarding the following:

- Editorial (what else would be in the magazine?)
- Local advertising to reduce the cost
- Articles should be community oriented
- Other cities having this type of publication
- West Jordan Chamber of Commerce resurrecting the West Jordan Living publication
- Worthwhile to change branding/image
- How does this fee compare to other cities?
- Other bids/options
 - Richard L. Davis reported that 15 companies were considered as possibilities, and three companies reported they would produce a publication if the City would underwrite it and produce with them. The City decided to move from the role of underwriter to advertiser.
- Negotiate prices/go to bid
- Publication would be distributed once per year
- Utah Community Magazines established company
- Funding to come from one-time source (source not identified)
- Was a Request for Proposal issued for just advertising? No – sole source situation
- West Jordan Journal possibilities to be presented at a future date

Councilmember Southworth felt he and Councilmember McConnehey would like to see comparisons.

Mayor Rolfe reported that the Request for Proposals received did not compare to a magazine which already exists and would be moving forward. This magazine was already being produced for four other communities and would be able to sell the front page and 16 pages.

Councilmember McConnehey provided his concerns:

- Against sole source
- Heavily focusing on advertising to West Jordan residents
- No funding source identified

Richard L. Davis said comparisons and a funding source could be brought back for Council.

The Council directed staff not to exceed \$10,000, or come back with a new Request for Proposals.

X. REMARKS

CITY COUNCIL MEETING MOVED FROM JULY 23, TO JULY 30, 2014

Mayor Rolfe reported that the City Council meeting on July 23, 2014 had been moved to July 30, 2014.

Councilmember Southworth would not be in attendance for the July 30, City Council meeting.

There were no additional remarks.

Councilmember Haaga returned to the meeting at 9:05 p.m.

XI. ADJOURN

MOTION: Councilmember Stoker moved to adjourn City Council meeting and reconvene the Closed Session and adjourn from there. The motion was seconded by Councilmember Southworth and passed 6-0 in favor.

The City Council meeting adjourned at 9:08 p.m. and the Closed Session reconvened at 9:10 p.m. all the Council were present except for Councilmember Chad Nicholas was excused.

The Closed Session adjourned at 9:55 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.

KIM V ROLFE
Mayor

ATTEST:

CAROL HERMAN
Deputy City Clerk

Approved this 9th day of July 2014

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

Wednesday, June 25, 2014

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chad Nichols, and Ben Southworth were present. Council Members Stoker and McConnehey were excused.

STAFF: Richard L. Davis, City Manager; Jeffrey Robinson, City Attorney; Bryce Haderlie, Deputy City Manager; Melanie Briggs, City Clerk; Tom Burdett, Development Director; Ryan Bradshaw, Finance Manager/Controller; Marc McElreath, Fire Chief; Wendell Rigby, Public Works Director; Doug Diamond, Police Chief; Larry Gardner, Senior Planner; Eric Okerlund, Budget Officer; Julie Brown, Event Coordinator, and Brian Clegg, Interim Parks Director.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 5:02 p.m.

CLOSED SESSION

DISCUSS PENDING OR IMMINENT LITIGATION

DISCUSS THE SALE, LEASE, OR PURCHASE OF REAL PROPERTY,

DISCUSS PERSONNEL ISSUES (COUNCIL ONLY)

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chad Nichols, and Ben Southworth. Council Member Justin D. Stoker arrived at 5:25 p.m. Council Member Chris M. McConnehey was excused.

STAFF: Richard L. Davis, City Manager; Jeffrey Robinson, City Attorney; David Clemence, Real Property Manager, and Stuart Williams, Deputy City Attorney.

MOTION: Councilmember Hansen moved to go into a Closed Session to discuss pending or imminent litigation, the sale, lease, or purchase of real property, and personnel issues. The motion was seconded by Councilmember Nichols.

A roll call vote was taken.

Councilmember Haaga

Yes

| | |
|---------------------------------|---------------|
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Absent |
| Mayor Rolfe | Yes |

The motion passed 5-0.

The Council convened into a Closed Session to discuss pending or imminent litigation, the sale, lease, or purchase of real property, and personnel issues at 5:03 p.m. and recessed at 6:05 p.m.

The meeting reconvened at 6:12 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Clayton Webber of Scout Troop 317.

III. PRESENTATION

David Newman of the Forza Futbol Club, presented information regarding his organization. He explained the work that they had done with youth in Davis County since 1979. One aspect of their program involved providing 500 soccer scholarships to children in Davis County to include their equipment, insurance, etc. He indicated that it was Forza's hope to develop a similarly beneficial relationship with the City of West Jordan. Specifically they were interested in leasing soccer fields in West Jordan and also participating in the maintenance to provide an avenue for youth soccer in the community. They also hoped to eventually build an indoor soccer facility within the City.

Councilmember Stoker expressed interest in a potential partnership between Forza and the City.

Mayor Rolfe asked Mr. Newman to provide additional information regarding the building of an indoor training facility and if he proposed to do something similar in West Jordan. Mr. Newman stated that there was already an investor in place who was the same individual who financed the facility in Davis County. The next step would be to choose a location for the facility.

Mayor Rolfe also had a question regarding how it was determined which children would receive the scholarships.

Mr. Newman stated that Forza left that decision up to the local school principal who was in the best position to identify children in a variety of unique circumstances (low income, special needs, at risk, etc.)

IV. COMMUNICATIONS

CITY MANAGER COMMENTS/REPORTS

Richard L Davis-

- Addressed the end of FY 2013-2014. He asked if the Council wished to meet with the auditors. Councilmember Haaga and McConnehey were interested.
- Addressed a workshop regarding the Parks and Open Space utility fee. The Council agreed to conduct a workshop on Thursday, August 14, 2014 at 6 p.m.

STAFF COMMENTS/REPORTS

Bryce Haderlie -

- Updated the Council on events scheduled for the following week, specifically the Riverton parade. Stated that the Volunteer Coordinator was still looking for volunteers to ride on the float or walk along side it as spotters.

Tom Burdett-

- Updated the Council on the special meeting that was held with the Jordan School Board regarding relocation of Auxiliary Services in West Jordan. The Board voted to move forward with a Memorandum of Understanding with the City which should lead to an Interlocal Agreement in the future. He explained that the Auxiliary Services was being relocated as the City Center redevelopment project involving RDA #6.

Ryan Bradshaw -

- Updated the Council on the progress of the ERP system. Training on the system was in progress. Budget data would be loaded onto the system on July 7 and most of that day was to be focused on that information, working through any glitches that were detected. The plan was still for the department to go live with the system on October 1, 2014.

Marc McElreath -

- Reported that three West Jordan firefighters participated in the 'My Heart Challenge' sponsored by Intermountain Healthcare, and Sharee Rosquist won \$1,000 worth of exercise equipment for her assigned fire station. West Jordan resident Jeremy Hughes was also a winner.
- Updated the Council on the progression of the new Fire/Police Station #54. Footings were poured and forms were being installed. A March 2015 move-in date was anticipated.

Doug Diamond -

- Stated that the open Police Officer positions closed last week; 71 applications were accepted (only half of what was typically submitted). Testing took place recently and a hiring list would be developed from that. Background investigations were in progress for two candidates from the previous hiring list.
- A science-based institute which looked at how people deal with stressful situations (i.e. officer-involved shootings, use of force cases, etc.) was going to conduct a course in West Jordan next June. The City would be paying \$45,000 initially to hold this training here however those funds would be returned in the form of registration fees for the course.
- Explained that the Fire Department and Police Departments had conducted two training sessions involving a joint response to active shooter scenarios at schools or other major venues.

CITY COUNCIL COMMENTS/REPORTS

Mayor Rolfe-

- Reported that South Jordan City had commissioned a feasibility study with the firm Lewis, Young, Robertson and Burningham regarding the creation of a new school district, independent from the Jordan School District. For West Jordan to commission a similar study it would cost approximately \$41,000. Although a vote on this could not take place tonight, the Council could agree to place the item on a future agenda for consideration.

Councilmember Stoker made inquiries about a feasibility study that West Jordan commissioned previously when Canyon's School District split from the Jordan School District. He also inquired about whether or not South Jordan had expressed an interest in starting a new school district in cooperation with West Jordan. That information was not yet known.

Councilmember Haaga explained that the Western Growth Coalition was planning a special July 14 meeting that may address the issue.

Jeff Robinson stated that if members of the Council attended the meeting of another entity 'as individuals' and did not make any decisions as a Council, the meeting would not need to be noticed or placed on an agenda.

Councilmember Southworth suggested that action by the West Jordan Council might be premature at this point.

Mayor Rolfe expressed concern that if the City failed to act by July 9, and South Jordan City left the Jordan School District, West Jordan would be left as the largest contributor to the district, and three other cities at the south end of the valley that had almost no tax base from which to draw. He expressed concern that the resulting tax increase for the Jordan School District would be astronomical and that it could stall economic development for the City.

Councilmember Haaga expressed his belief that the City should be proactive on this issue although he was hopeful that the current district could remain together. He reminded the Council of their joint obligation to protect the interests of West Jordan residents.

Councilmember Southworth indicated that he would agree to put the issue on the July 9 agenda for discussion, but he felt it should be made clear that the Council's preference was to keep the current District together. He wished to be certain that West Jordan considered splitting *only* in the event that South Jordan City did so.

Rick Davis interjected that he had just been given some written information from a South Jordan Councilmember, who requested that it be provided only to the West Jordan City Councilmembers. It appeared to include a Resolution as well as part of State Code.

Jeff Robinson indicated that if the documents were submitted to the Council they would become part of the public record. Therefore Mr. Davis did not submit them to the Council but instead made them available if any of the Councilmembers wished to review them.

Melanie Briggs informed the Council that if they wished to put the matter on the November ballot, they would have to adopt a Resolution to do so no later than August 6.

It was agreed that the item would be placed on the July 9 agenda for discussion.

V. CITIZEN COMMENTS

Alexandra Eframo, West Jordan Resident, expressed dismay that the new Director of Economic Development's name was not listed on the agenda. She strongly expressed her disappointment that the Council would consider placing the school district issue on the November ballot.

Jaylynn Thomas, West Jordan resident expressed appreciation for the City's support of the Victim Advocate program.

There was no one else who wished to speak.

VI. CONSENT ITEMS

- 6.a Approve the minutes of May 28, 2014 as presented**
- 6.b Approve Resolution 14-115, authorizing a two-year Extension to the Contract with George K. Baum & Company, for Financial Advisory Services**
- 6.c Approve a 'Value for Value' Reservation request equivalent to fees and services for the 2014 Forever Young Foundation meetings September 23-26, 2014**
- 6.d Approve Resolution 14-116, approving the City's execution of the attached Mutual Aid Interlocal Agreement for Utah Public Works Emergency Management**
- 6.e Approve Resolution 14-117, authorizing the Mayor to execute Change Order No. 5 with Whitaker Construction for the Airport Road Sewer and Storm Drain Project for an amount not to exceed \$38,814.00**
- 6.f Approve Resolution 14-118, authorizing the Mayor to execute a contract with ABM Building Value for janitorial services, carpet cleaning and window cleaning per the attached IFB and their proposal in an amount not-to-exceed \$112,977.28**
- 6.g Approve Resolution 14-119, authorizing the Mayor to execute an Agreement with Ensign to complete the Ron Wood Park Roadway Dedication Plat in an amount not-to-exceed \$7,340.00**

- 6.h Approve Resolution 14-120, authorizing the Mayor to execute a Development Agreement for the Okubo Farms Subdivision located at 2020 West Gardner Lane
- 6.i Approve Resolution 14-105, authorizing the Mayor to execute a Settlement, Release, and Waiver Agreement with Bach Investments, LLC and Broadmeadow Subdivision, LLC, in an amount not-to-exceed \$100,000.00 of Road Capital Support Funds
- 6.j Approve Resolution 14-121, authorizing the Mayor to execute the Development Agreement for Broadmeadow Subdivision

Councilmember Haaga pulled Consent Item 6.h for further discussion.

MOTION: Councilmember Nichols moved to approve Consent Items 6.a through 6.j with the exception of 6.h. The motion was seconded by Councilmember Stoker.

A roll call vote was taken

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| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

VII. PUBLIC HEARING

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 14-23, REGARDING THE RATIFICATION OF A PRELIMINARY DEVELOPMENT PLAN FOR TERRACE HILL; AND ORDINANCE 14-24, AMENDING THE JORDAN HILLS VILLAGES PLANNED COMMUNITY PLAN ADOPTED ON JUNE 20, 2000, BY ORDINANCE 00-16; FOR PROPERTY LOCATED AT APPROXIMATELY 7725 SOUTH 6700 WEST, URBAN CHASE PROPERTY MANAGEMENT, APPLICANT [TOM BURDETT]

Tom Burdett turned the time over to Larry Gardner who stated that Terrace Hill was the final remaining phase to be developed within the Maples Village of the Jordan Hills Villages master planned development adopted in 2000 by the West Jordan City Council. Jordan Hills Villages was a master planned development comprised of three large, multiphase developments (or villages). These three villages were; (1) *The Oaks*, consisting of 15 phases on 317-acres of property; (2) *The Maples*, consisting of 10 phases on 116-acres of property; and, (3) *The Sycamores*, consisting of 15 phases on 260-acres of

property. Jordan Hills Villages consisted of single family and multi-family homes, school sites, churches, open space areas, trails, parks, a fire station and a commercial component.

Terrace Hill was located in the Maples Village. This site was originally planned to be the rental residential component of Jordan Hills Villages and was approved, with the original development plan, for 300 multi-family rental dwelling units. The applicants proposed to modify the development plan by replacing the 300 rental apartment units with 80 single family homes and 77 attached townhomes. The Terrace Hill development plan was to establish what was being constructed, including: amenities, construction materials, fencing, lighting, maintenance and items specific to Terrace Hill. Zoning, land uses, main transportation, trails and open spaces were established with the Jordan Hills Villages master plan and would remain in effect.

Urban Chase Properties was granted preliminary approval by the Planning Commission on June 3, 2014 of the Terrace Hill Preliminary Development Plan, Preliminary Site Plan and Preliminary Subdivision Plat. The request before the City Council was for ratification of the density contained in the Terrace Hill Preliminary Development Plan and amendments to the Jordan Hills Villages Planned Community Plan relating to the density and use of the site located in the Maples of Jordan Hills Villages.

Terrace Hill consisted of 80 single family lots and 77 town homes on 20.7 acres for a proposed residential density of 7.58 dwelling units per acre which would replace the originally approved 300 multi-family units. By contrast, the original apartment approval of 300 units would have been a density of approximately 15 units per acre. The subject site was designated as Medium Density Residential on the Future Land Use Map and was zoned Planned Community (PC).

The PC zone did not have an established residential density number. The density was set by the City Council's approval of the preliminary development plan after receiving a recommendation from the Planning Commission, which in this case took place on June 20, 2000.

The Maples (which includes Terrace Hill) density was determined as part of the approved Jordan Hills Villages master plan approved in 2000. The use and density approved was for 300 multi-family units at a density of 15.0 units per acre. For the purpose of interpreting density, the entire Maples project was included to obtain average overall density. All of the Maples 116-acres are zoned PC with a land use map designation of Medium Density (3.1 to 5.0 units per acre). The entire Maples master planned community had an average density of 4.63 units per acre, which was within the Medium Density Designation.

The subject property's surrounding zoning and land uses are:

| | Future Land Use | Zoning | Existing Land Use |
|-------|----------------------------|---------------|-----------------------------------|
| North | Medium Density Residential | PC | Single Family Residential |
| South | Parks and Open Lands | PC | Clay Hollow Wash and Trail System |

| | | | |
|------|----------------------------|----|---------------------------|
| East | Low Density Residential | PC | Single Family Residential |
| West | Medium Density Residential | PC | Single Family Residential |

The Design Review Committee discussed Terrace Hill on May 27, 2014. The DRC looked at the design of the single family homes, townhomes, landscaping, lighting and fencing. The DRC felt that the townhomes were a nice, attractive and an appropriate design. The DRC however felt that the sides of the single family homes should have design features such as windows, doors or banding to break up the monotonous blank walls. The applicant readily agreed and will make the changes to be submitted with the Final Development Plan(s). The DRC also would like all corner lot single family homes to essentially have double front facades, to give the best appearance to the rest of the community. The applicant agreed. The DRC also approved the installation of vinyl fencing with brick pillars along 6700 West to bring continuity to all of the Maples developments. The DRC, by unanimous vote, recommended approval of Terrace Hill to the Planning Commission.

There were no specific findings of fact for preliminary development plans; however, the 2009 City Code, Section 13-5J-10 did provide guidance on the steps required and on what was to be included in a development plan for approval. There was no mechanism applicable to the Jordan Hill Villages Plan or Terrace Hill plan for density bonuses, so all amenities should be reviewed as part of the approval process outlined in 15-3-8 (B).

Any development located in a P-C zoning district was subject to Section 13-5C-7, which required that a preliminary and final development plan be submitted with the site plan and/or subdivision. Staff had reviewed the Preliminary Development Plan and found it to be in compliance with ordinance 15-5J-10. Some of the items being installed in Terrace Hill included:

- Alternative load garages
- The landscaping of the townhomes would be maintained by a home owners association. The landscaping of the single family homes would be maintained by the individual property owners
- Entry feature
- Consistent fencing along 6700 West
- Themed architecture
- Enhanced architectural elements
- Connection to trails
- Pedestrian Friendly Street designs i.e. no cul-de-sacs, or dead end public streets

The amendment of the Jordan Hills Villages Planned Community Plan updated the overall density of the original adopted plan and illustrated on the amended land use map what had been constructed in actuality and replaced the concept map. As explained in this report the site under consideration was originally approved for a density of 15 units per acre for a total of 300 multi-family apartment units. The amended plan would result in 80 single family detached homes and 77 attached single family homes for a total of 177 dwelling units or 7.58 units per acre. The adopted Jordan Hills Villages Planned Community Plan vested the project over 695 acres with a maximum density of 2696 residential dwelling

units. With the approval of Terrace Hill, all of the residential pieces would be developed with a density of 2453 residential dwelling units approved or constructed. The only remaining pieces to be developed in the Jordan Hills Villages are the 12.19 acre commercial piece and the 50 acre future High School piece.

The proposed Terrace Hill Preliminary Development Plan met the requirements of the Zoning Ordinance. Staff was confident that the applicant could address any necessary engineering, fire and planning concerns by meeting the conditions of approval and addressing all standards and requirements at the time of final plat, final site plan and final development plan submittal.

Staff felt there would be no fiscal impact.

Staff recommended that based on the requirements listed in the Zoning Ordinance, the City Council ratified the Planning Commission's approval of the Terrace Hill Preliminary Development Plan located at approximately 7725 South 6700 West with a residential density of 7.58 units per acre for a total of 80 detached single-family residential lots and 77 attached single family units on 20.71 acres, subject to the conditions listed on page 2 of the staff report; and amend the Jordan Hills Villages Planned Community Plan on pages 13, 15 and 16 as contained in the ordinance.

Greg Hughes, (applicant) spoke regarding the development and commented on the positive experience of working with the Design Review Committee.

Mayor Rolfe opened the public meeting.

Alexandra Eframo, West Jordan resident, expressed her pleasure with this development. She also mentioned her interest in one-way streets for future developments.

Jaylynn Thomas, West Jordan resident, spoke of her appreciation of Mr. Hughes' concern for the aesthetics of the West Jordan community.

There was no one else who wished to speak. Mayor Rolfe closed the public meeting.

MOTION: Councilmember Stoker moved to approve Ordinance 14-23 ratifying the Planning Commission's approval of the Terrace Hill Preliminary Development Plan located at approximately 7725 South 6700 West with a residential density of 7.58 units per acre for a total of 80 detached single-family residential lots and 77 attached single family units on 20.71 acres, subject to the conditions listed on page 2 of the staff report; and approve amending 14-24, the Jordan Hills Villages Planned Community Plan on pages 13, 15 and 16 as contained in the ordinance. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

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|----------------------|-----|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |

| | |
|---------------------------------|---------------|
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0

CONDUCT A PUBLIC HEARING AND APPROVE A RESOLUTION AMENDING THE BUDGETS FOR THE GENERAL FUND, THE CAPITAL SUPPORT FUND, THE ROAD CAPITAL FUND, THE PARKS CAPITAL FUND, THE BUILDINGS CAPITAL FUND, AND THE FLEET FUND FOR FISCAL YEAR 2013-2014.

Bryce Haderlie indicated that several budget adjustments were needed to reflect new or revised activities since the development of the 2013-2014 budgets:

- The Police Department desired to use additional funds associated with the Federal Asset Sharing Program in the amount of \$70,972, warranting a corresponding \$70,972 increase in Police Department operating expenditures.
- The Fire Department required a technical correction to the adjustment made on February 26, 2014 regarding the Salt Lake County Hazmat pass-thru funding in the amount of \$25,000.
- The City desired to transfer \$1,000,000 from General Fund reserves to the Road Capital Fund as funding for the LED streetlight project.
- The City desired to transfer \$165,000 from General Fund reserves to the Buildings Capital Fund as supplemental funding for the Station 54 reconstruction project.
- The City desired to transfer \$1,500,000 from General Fund reserves to the Parks Capital Fund as funding for the parks irrigation system project.
- The City desired to transfer \$1,500,000 from General Fund reserves to the Fleet Fund to supplement the reserves held in the Fleet Fund.

This adjustment would result in a \$1,264,708 net increase to the Fleet Fund, since the Fleet Fund revenues would be increased by \$1,500,000 and the Prior Years Reserves account would be decreased by \$235,292.

- The City had altered the funding mechanism for the Station 54 reconstruction project, requiring an increase in bond proceeds and transfers out in the amount of \$3,335,000 in the Capital Support Fund and a corresponding \$3,335,000 increase in capital project expenditures in the Buildings Capital Fund (the Station 54 reconstruction project was originally planned as a Municipal Building Authority project, but was switched to a West Jordan City project to be funded by sales tax bonds).

Mayor Rolfe opened the public hearing.

There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Southworth moved to approve Resolution 14-122, amending the General fund, Building Capital Fund, Capital Support Fund, Park Capital Fund, Road Capital Fund, and Fleet Fund for Fiscal Year 2013-2014. The motion was seconded by Councilmember Nichols.

Mayor Rolfe commented that West Jordan's budget was currently very healthy economically speaking for FY2013-2014. It appeared that the budget was going to be passed without a tax or fee increase, and yet many of the community's needs had been met. Quality businesses and developers were now very interested in West Jordan.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0 in favor.

VIII. BUSINESS ITEMS

CONSENT ITEM 6H

APPROVE RESOLUTION 14-120 AUTHORIZING THE MAYOR TO EXECUT A DEVELOPMENT AGREEMENT FOR THE OKUBO FARMS SUBDIVISION LOCATED AT 2020 WEST GARDNER LANE.

Tom Burdett stated that AFJS Holdings, LLC was proposing to develop a three-phased 49-lot single family residential subdivision located at approximately 2020 West Gardner Lane.

The subdivision required onsite detention that collected water from within the subdivision and released the water to a storm water system according to City Code and standards. The Developer identified the South Jordan Canal as a potential location for discharge of water from its detention basin. The South Jordan Canal was privately owned, and discharge to the canal required a permit from Salt Lake County. The Developer had not yet obtained the Salt Lake County permit due to concerns of the South Jordan Canal about the increased water level. However, the Developer wished to begin the first phase of the subdivision while continuing work with Salt Lake County and the South Jordan Canal. Consequently, the Developer had asked to install a temporary retention basin.

The City did not allow use of a retention basin as a permanent solution. However, in circumstances such as this where the permanent solution required additional time, the City

had allowed developers to commence with development using a temporary retention basin to control runoff from the subdivision until the permanent solution was available.

The proposed development agreement allowed a temporary retention basin to be used only for Phase 1 of the three-phase subdivision. The developer was required to install the permanent detention basin as a condition of Phase 2. The City would not release the retention basin portion of the Developer's Phase 1 bond, and would continue to hold it to ensure completion of the permanent detention basin at a later date.

The proposed development agreement would allow the developer to have more time to obtain the Salt Lake County permit or to find another discharge solution, if available.

Staff does not anticipate a fiscal impact of any kind.

Staff recommended that City Council approve and authorize the Mayor to execute the development agreement as prepared.

Councilmember Haaga stated that the City was giving this subdivision a variance to create a retention pond due to some concerns involving the South Jordan canal. He asked that the City find out the specifics of those concerns, and that Capitol Projects look into widening the canal bridge.

MOTION: Councilmember Haaga moved to approve Consent Item 6.h approving Resolution 14-120, authorizing the Mayor to execute a Development Agreement for the Okubo Farms Subdivision located at 2020 West Gardner Lane. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 14-123, CONFIRMING THE APPOINTMENT OF BRIAN CLEGG AS INTERIM PARKS DIRECTOR

Richard L Davis stated that following the Council's direction to create a position for a Parks Director, the staff prepared a job description, advertised for the position to solicit qualified candidates, and interviewed those candidates to determine a qualified candidate to appoint.

During the interview process, two qualified candidates were interviewed and it was determined by the panel that neither of the candidates possessed the necessary knowledge, skills, or abilities to fulfill the requirements of the position. An internal candidate that lacked one of the minimum job requirements (a bachelor's degree) was then considered to serve in the interim position due to the ongoing demands of the department and impending creation of the Parks Department on July 1, 2014.

Under these circumstances, the interview committee forwarded the recommendation to appoint Brian to the interim position until a date unspecified to oversee the department. City Manager Rick Davis took this recommendation and after meeting with Brian, forwarded this proposal to the Council for advice and consent.

The position was budgeted for in the 2014-15 City budget that was adopted on June 11, 2014.

Councilmember Stoker commented that he had worked with Brian Clegg on the Ron Wood Park project and was impressed by his knowledge and professionalism.

Councilmember Southworth indicated that he had full confidence in Brian who had proven to be a very hard worker.

Mayor Rolfe stated that he had known Brian for more than ten years and had never seen a harder worker.

MOTION: Councilmember Stoker moved to approve Resolution 14-123, confirming the appointment of Brian Clegg as Interim Parks Director. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 14-124, CONFIRMING THE APPOINTMENT OF DAVID OKA AS ECONOMIC DEVELOPMENT DIRECTOR

Rick Davis stated that following the Council's direction to create a position for an Economic Development Director, the staff prepared a job description, advertised for the position to solicit qualified candidates, and interviewed those candidates to determine a qualified candidate to appoint.

During the interview process, four qualified candidates were interviewed by interview panels and three were interviewed by Rick Davis, City Manager. Rick forwarded the proposal to the Council for their advice and consent.

David Oka introduced himself to the Council and stated that he felt West Jordan was his community. He had worked on redevelopment projects in both Las Vegas and Salt Lake City, including projects which provided incentives to lure retailers to the area. He felt he brought a strong skill set to West Jordan and would aid in the economic development of the City.

Councilmember Haaga stated that he had the opportunity to sit on the interview panel and stated he was looking forward to the economic growth that David would help bring to West Jordan.

MOTION: Councilmember Haaga moved to approve Resolution 14-124, confirming the appointment of David Oka as Economic Development Director. The motion was seconded by Councilmember Nichols

A roll call vote was taken

| | |
|---------------------------------|---------------|
| Councilmember Haaga | Yes |
| Councilmember Hansen | Yes |
| Councilmember McConnehey | Absent |
| Councilmember Nichols | Yes |
| Councilmember Southworth | Yes |
| Councilmember Stoker | Yes |
| Mayor Rolfe | Yes |

The motion passed 6-0.

Melanie Briggs, City Clerk, administered the Oath of Office to Brian Clegg and David Oka.

The Council congratulated both Brian and David.

IX. REMARKS

Councilmember Stoker indicated that he and his family had the opportunity to attend the Princess Festival earlier today and had a remarkable experience. He spoke particularly highly of the volunteers involved in this event.

Mayor Rolfe added his appreciation of those involved with the Princess Festival as well.

Councilmember Haaga expressed a desire to clarify to the rest of the Council his reasons for meeting with the auditor. He simply wished to meet with them to express his expectations and discover if those expectations were realistic. He also praised the City's financial staff and indicated that he felt they had done a great job this year.

Councilmember Southworth pointed out that the Council had not been following two particular rules as outlined in the Council Rules, Policies and Procedures. The first one involved the election of a Mayor Pro Tem—that it shall take place during the first regular City Council meeting of the year. He stated his recollection that it was actually done prior to the new council being seated. The second rule involved the physical seating of the Mayor Pro Tem. The rules indicated that he/she should be seated immediately adjacent to the Mayor. Councilmember Southworth suggested that for future Council meetings, the Council be seated according to the official rules as outlined.

Mayor Rolfe responded that a discussion of the Council Rules, Policies and Procedures would be placed on the agenda for the next City Council meeting.

Mayor Rolfe inquired of the Council if there was interest in sending a delegation of staff and Council to Washington D.C. to discuss FAA procedures at the Municipal airport along with Senators Hatch and Lee.

Councilmember Southworth stated that such an endeavor would be money well-spent.

Councilmember Nichols indicated that he was supportive of this idea; however, for budgetary reasons, only a small contingent should be sent—perhaps the Mayor, one other elected official, the City Manager and Tom Burdett. Mayor Rolfe stated that the item would be placed on the agenda for discussion.

Councilmember Judy Hansen stated that she was free to be a part of the delegation if needed.

X. ADJOURN

MOTION: Councilmember Southworth moved to adjourn. The motion was seconded by Councilmember Haaga. Motion passed 6-0 in favor.

The meeting adjourned at 8:02 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.

KIM V ROLFE
Mayor

ATTEST:

MELANIE S BRIGGS, MMC
City Clerk

Approved this 9 day of July, 2014