SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 16, 2016

Present: Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Don Shelton, CM Gary Whatcott, Acting Fire Battalion Chief Mike Richard, Administrative Services Director Dustin Lewis, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, COS Paul Cunningham, Economic Development Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call – *Mayor David Alvord*

Mayor Alvord welcomed everyone present. Council Member Zander was excused. All other members of the City Council were present, as listed.

B. Invocation – *By Mayor Alvord*

Josh Finlinson, scout, offered the invocation.

C. Pledge of Allegiance

Caleb Henrichsen, scout, led the audience in the Pledge of Allegiance.

D. Minute Approval

1. August 1, 2016 Council Study Meeting
2. August 2, 2016 City Council Meeting

Council Member Rogers made a motion to approve the August 1, 2016 Council Study meeting minutes, and the August 2, 2016 City Council meeting minutes, as printed. Council Member Harris seconded the motion. The vote was 4-0 in favor.

E. Public Comment:

Brent Law and Brandon Smith, introduced themselves. Mr. Law said they live by the South Jordan Elementary school. They asked the City to consider turning on the secondary water there. He said the pipe is in the ground and is connected to the water system, but there is a valve that needs to be turned on. He said he has spoken with staff in the water department who indicated

that they needed to ask for permission for the city to turn the water on. Since the pipe is there and it is connected to the water, they feel it would be a small task to connect the valve. They indicated that they have not had secondary water before. They submitted their request in writing, with signatures from the effected neighbors (Attachment B).

Development Services Director Klavano said many subdivisions have dry lines put in. The way the code reads, they have to make a request to the City Council, and the City Council has to direct staff to look into the feasibility and cost to make the line active.

The City Council asked for staff to look into the costs to make that line active. CM Whatcott reviewed the process for that to happen. He said staff would do the study and get an idea of the associated costs.

Andrew Hill, 4308 Lakebridge Dr., said he sent a TED talk to the Mayor about the South Jordan flag. He said this issue recently came up in a City Council meeting. He showed a picture of a landscape company's logo that looked similar to the South Jordan flag. He said the current flag is uninspiring, and has no significant symbolism. There is room for improvement for the city flag. They deserve a flag that is an inspiring, beautiful emblem of the city.

Mr. Hill submitted a letter from a boy scout regarding the need for a new flag design (Attachment C).

Adam Hill, 4437 Enoch Dr., said a flag redesign contest could be an awesome thing for the community. A lot of residents, including kids, could participate. There are a lot of options that will bring meaning to the community. He showed an example of a design that included a star for each person that died in the bush crash, and the colors were significant for representing the Jordan river and the Oquirrh mountains. A contest to redesign the flag could promote research in the city, and more involvement so people know why it is such a special place.

F. Presentations:

1. **Water Rate Study.** (By Public Works Director, Jason Rasmussen)

Public Works Director Rasmussen reviewed a water rate study presentation (Attachment D). He noted that they typically do a study every 5 years.

Mayor Alvord asked about the transite pipe replacement? Are they ahead or behind on that replacement? Public Works Director Rasmussen said right now, they have a good amount set aside to do what they need. They are doing routine replacement.

Council Member Marlor asked if South Jordan had access to ground water, where would they place on the billing rates compared to other cities? It was noted that South Jordan is lower than Draper and Riverton currently. Mr. Rasmussen said Riverton switched to Jordan Valley Water, and that is why their rates increased. He said West Jordan has 5 wells that serve 40 percent of their water consumption. That is the cheapest water you can get. The cities that fall below them

in terms of billing rate have their own systems. If South Jordan had their own system, their rates would be lower.

CM Whatcott said they try to time the replacement of the transite pipe in concert with other projects. He said in one case, they replaced a whole section rather than repairing the line. Sometimes, those types of situations move a transite pipe project ahead before its time.

Council Member Harris asked what the debt service is going towards? Mr. Rasmussen said they bonded to build out some of their infrastructure in the last 10 years, including water tanks for storage and taking advantage of construction on 10400 South and 11400 South. They put in large transmission lines during those construction projects.

Council Member Harris asked about the cost savings that help keep the water rates down. Mr. Rasmussen said there are positions that they have not hired. When the economy downturned, they were able to get projects done less expensively because construction costs went down. Development Services Director Klavano said the construction costs are now higher than 5 years ago. He said the cost for the projects depends a lot on when they are bid. He said they bid their projects early and were able to get some good prices on those projects. He said that also depends on how many projects UDOT is doing at the time and what contractors are available. He reiterated that they are trying to do transite pipe replacement with other road projects.

Council Member Harris asked if there are any other additional sources of water that the City Council should look into? Mr. Rasmussen said staff has been proactive in looking at options for other water. He said reuse may be a viable option in the future. He noted that treating irrigation water through the RO process is very expensive and that would raise costs significantly.

Mr. Rasmussen explained that part of the problem is that the city has no water rights to draw water from the ground. The city gave those rights up to Jordan Valley Water Conservancy District when they discovered that the plume was contaminated. CM Whatcott said the state engineer won't be granting any new wells in Salt Lake County because they have papered more water than is actually available.

Council Member Marlor asked about other wells that have been placed throughout the city, with a water right, that has drawn water in the past. Could they acquire those? CM Whatcott said those wells are rare, and typically shallow. He said geographically, South Jordan is in a rough spot. He said through Kennecott's cleaning agreement, South Jordan is allowed to purchase water at the RO plant at a discounted rate. They buy the maximum that they are allowed at the discounted rate.

It was noted that South Jordan's consumption rate is comparable to other communities. It was also noted that some of the bonds were done in 2006, and they were 20 year bonds.

CM Whatcott gave a little history as to why the bonds were done in 2006. They were not meeting their fire flow requirements and they were starting to get larger commercial developments. There were some homes that people couldn't shower in the second story of their

home. It was a critical situation. They upsized the culinary system to handle the needs for both indoor and outdoor watering, if needed.

2. **New City Website.** *(By Communications Coordinator, Tina Brown)*

Communications Coordinator Tina Brown, indicated that they have been working on the new city website for more than a year, and they are ready to launch it. She showed the new website and pointed out some of the features. She said the new website shows more videos. There is updated imagery and easier navigation. There are more online fillable forms, and the new website is optimized for smart phones and tablets. She recognized the IS department for their help with the website integration.

CM Whatcott recognized Ms. Brown and the IS staff, and indicated that it was a lot of work. He feels the new website will be a much more useful tool than it has been in the past.

It was noted that the contract with the company that has designed the new website includes revisions over the next few months. They also have the company on retainer for 3 years at a locked in rate.

G. Consent items

1. Resolution R2016-62, accepting the Mulligan's Master Plan Report prepared by Andy Staples Golf Resources, LLC. *(By Strategic Services Director, Don Tingey)*
2. Proclamation: September 15-21, 2016 as South Jordan Medicare Education Week.

Mayor Alvord asked that the Save Mulligan's group coordinate a statement or a position and present it to the City Council by email or formally. He said they want feedback from the residents. Tonight is not a decision night pertaining to Mulligan's.

Council Member Shelton said Mr. Staples went to great lengths to get input from the Save Mulligan's group. They had more input than any other group. He said they want any input from any citizen. He hopes the group is able to provide their comments in advance of September 20th so they can include their comments in the recommendation. Mayor Alvord said they would be doing a thorough discussion in the visioning meeting on October 27th on Mulligans. It would be helpful if the public input could be brought to their attention before then.

Council Member Harris said the Save Mulligan's group has the Staples report. He had asked for them to provide feedback within 30 days. Council Member Shelton said the first meeting is scheduled for August 26th. Council Member Harris will let the group know and see if it is doable to have their input before that date. Mayor Alvord said they could weigh in with their opinion after the 22nd. Council Member Shelton concurred.

Council Member Marlor made a motion to approve consent items G.1. and G.2. Council Member Rogers seconded the motion.

City Attorney Loose said the Resolution was amended and is ready for the Mayor's signature.

The vote was 4-0 in favor.

H. **Discussion Item:** Removal of the 10400 South Bridge. *(By Development Services Director, Brad Klavano)*

Development Services Director Klavano said every City Council has wanted the bridge removed, but there were always 2 hurdles; the bridge is included in the environmental documentation, and the cost to remove it. They have not received the finalized assessment, but the last indication is that UDOT will clear the bridge environmentally. The final document will be done in September. He asked if the City Council is comfortable directing staff to include the removal of the bridge as a betterment in next year's budget? The estimated cost is $350,000-$500,000. They will save money if they use UDOT's contractor.

Mayor Alvord asked why isn't the bridge removal a UDOT expense? Council Member Harris concurred.

Mr. Klavano said the intersection can function without taking the bridge out. By 2040, it shows that the intersection will fail. At that time, UDOT may fund to take it out, or they still might make the city pay because 1300 West is a city road. If they want the bridge out now, the city will have to pay for all of the removal of the bridge.

Council Member Rogers said the reason UDOT is taking the bridge out of the environmental documents is because the city has asked what they can do about the bridge. He said it will be less expensive if they use UDOT's construction company. He said he is in favor of the removal of the bridge. He feels it is an eyesore and it is stifling economic growth in the area. They finally have a window of opportunity to get rid of it.

Council Member Marlor said the city begged UDOT not to build the bridge, but they would not take the bridge out of the impact study at that time. UDOT went ahead against the city's wishes, and now the city is getting stuck with that poor decision making from years ago.

Council Member Shelton recommended that they pursue the state legislature to get reimbursed for the bridge removal. CM Whatcott concurred.

CM Whatcott said he feels it would be wise to remove the bridge now. They know the intersection will fail in the future. Staff can figure out where to secure the funds in next year's budget. The property tax that they would collect on the adjacent property will help pay for the investment.

Council Member Shelton said whether or not they like the way the bridge was handled by UDOT, they should still make a good financial decision and pursue removal of the bridge.

Council Member Harris said he fundamentally has a problem with the fact that the city didn't want the bridge and now they are being made to pay to remove the bridge. He said his family uses the bridge, but it is not heavily used. It is nice to have a place for the kids to cross the street.

He likes having the bridge there. He would not have paid to have the bridge put in originally, but he is not in favor of tax payers paying to take the bridge out.

Development Services Director Klavano said changing the impact report could have delayed the original project for years. That is likely why they built the bridge. There was a school there at the time, and he assumes there were comments from the school and community requesting a safe walking route. He expressed support for removal of the bridge to promote economic development of the adjacent properties

Council Member Harris said it would be quite some time before they generate enough tax dollars to pay for the removal of the bridge. Council Member Marlor said it was a gross injustice to the city that the bridge was done. In the end, it is the right thing to do to take out the bridge.

Mayor Alvord asked how many years it would take to recoup those dollars? A decade? Economic Development Director Preece said it depends on what is developed on those corners. If they attract businesses with sales tax, they would recoup the costs quicker. He said it could take a decade. He said Fred Lampropoulos bought the property and tried several things. He tried working with UDOT on different options, but they could never make it work. McMullin's have had the same problems. Many projects have fallen through because the bridge impedes the site and access to the property.

Mayor Alvord asked if there is any chance that a school will go on this corner? Mr. Preece said he understands that the school district bought land north of this intersection for an elementary school, so in the end no one would be crossing that road.

Mayor Alvord said he does not feel the economic benefit outweighs the expense of the bridge removal. He feels it is a bad use of taxpayer dollars.

Council Member Shelton said he feels they should remove the bridge.

Council Member Harris said the person who bought the property from Mr. Lampropoulos bought it knowing that the land had the bridge, and he likely got the property at a discounted rate as a result. That landowner is receiving a significant benefit on the backs of the taxpayers.

Council Member Marlor said the property to the south is a nice commercially viable property that is currently blighted. It was noted that the city may have seen a different project to the north, if the bridge was removed a year or two ago.

Council Member Harris said UDOT benefits and the current landowners benefit, and South Jordan City is paying for it. He feels this is a rushed decision. They are improving the land that someone got at a discounted price.

Council Member Rogers said he still thinks they should remove the bridge. The city was forced into a bad position. It is the right decision to take down the bridge. It benefits the community as a whole.

Council Member Harris said they could ask UDOT, the landowners, and the City to share in the cost. Council Member Rogers said UDOT does not have to take the bridge out of the environmental study. They did it because the city asked them to. UDOT does not care if the bridge is left.

Mayor Alvord said they could approach the landowners. Council Member Rogers said he is fine approaching the landowners, but he is willing to take down the bridge if they don't agree to participate in the cost. The bridge detracts from the potential that the property could be. It is unfortunate that the bridge was not taken down a long time ago.

CFO Naidu indicated that the city would likely use general fund money to pay for the bridge removal.

Mr. Preece said the adjacent properties lost value when the bridge was put in. Both sides have been hurt by it. Council Member Harris said his comments were referring to the most recent purchase for the property north of the bridge.

Mayor Alvord indicated that there is narrow City Council direction to move forward with the removal of the bridge.

I. **Action Item:** Resolution R2016-61, approving the filing of an eminent domain action against property required for City water tanks. *(By Strategic Services Director, Don Tingey)*

Mayor Alvord noted that this item was previously discussed with the City Council. It was noted that no one from the Jones family is present.

Council Member Rogers made a motion to approve Resolution R2016-61. Council Member Shelton seconded the motion. The vote was 4-0 in favor.

J. **Reports and Comments:** *(Mayor, City Council, City Manager, and City Attorney)*

Mayor Alvord indicated that he participated in a photo shoot for the Jordan School District bond. He is not a proponent of tax increases, but the job of educating children is something that the public domain has assumed. He recognized the School Board President, Susan Pulsipher, who was present at the meeting. He said he is publically supporting this bond. This bond will be unanimously supported by the Mayors in the area.

Council Member Shelton noted the new resident on display open house August 29th.

Council Member Shelton reported on the Association of Municipal Council meeting last week. Mayor McAdams spoke and said the number of unincorporated residents of Salt Lake County are down to 5000. They talked about having a 311 number to call and report non emergency items, such as flooding. He thinks that is worth pursuing.

ADJOURNMENT

Council Member Marlor made a motion to adjourn. Council Member Rogers seconded the motion. The vote was 4-0 in favor.

The August 16, 2016 City Council meeting adjourned at 7:35 p.m.

This is a true and correct copy of the August 16, 2016 Council Study Meeting minutes, which were approved on September 6, 2016.

Anna M. West

South Jordan City Recorder

Attachment A
8-16-16 C.C. Mtg.

SOUTH JORDAN CITY
CITY COUNCIL MEETING
August 16, 2016
6:00 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Katie Lindquist	11421 S Lake Falls Rd
Mary Bitend	10482 Roaring Rd
Sharon Juneau	10499 Ojibwa Lane
Susan Pulsipher	1179 Chapel Ridge Dr.

Attachment B
8-16-16 C.C. Mtg.

South Jordan City Counsel,

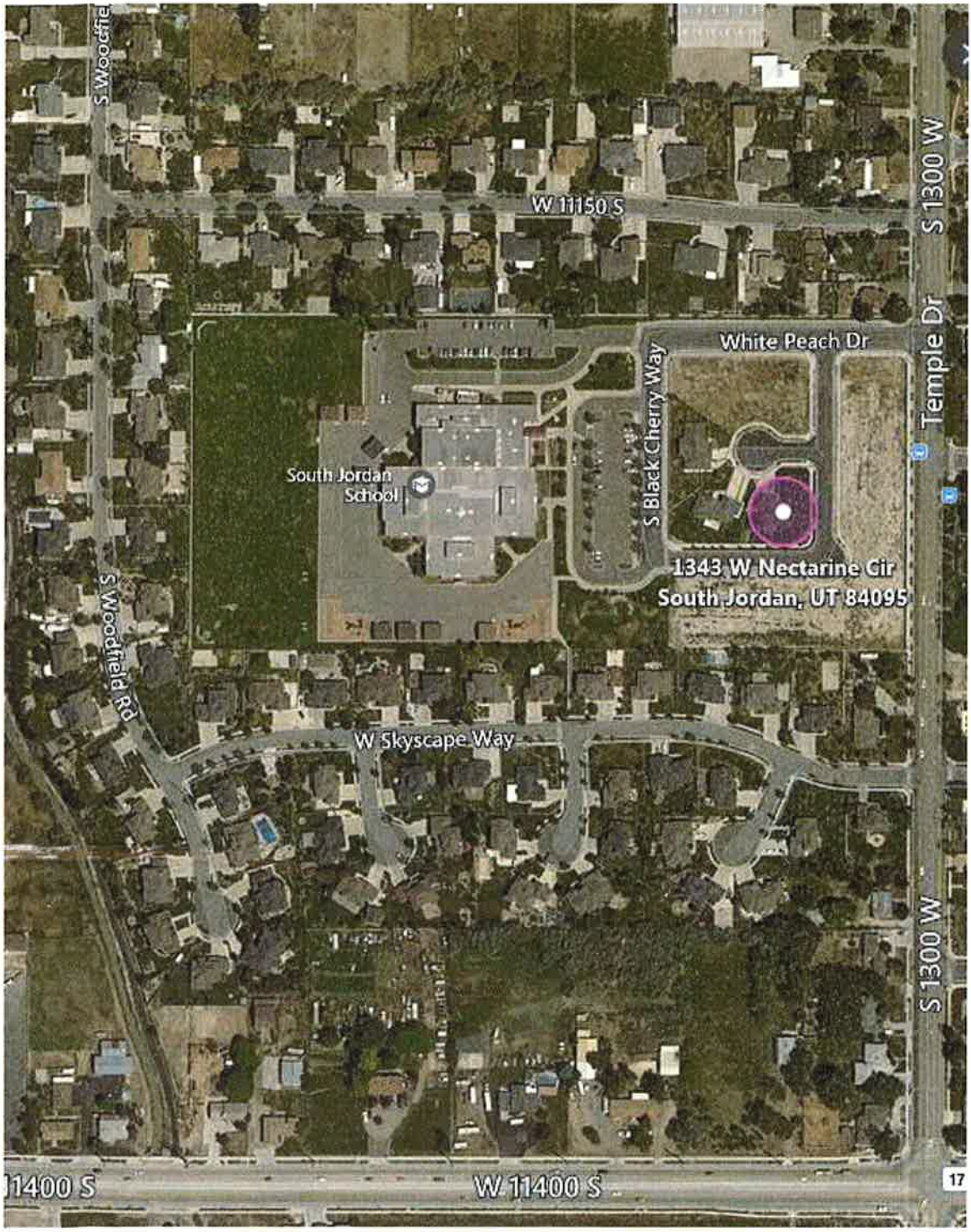
We, the residents of Fruitwood Heights subdivision located just East of South Jordan elementary school (approximately 112000 South and 1300 West) would like to have our neighborhood considered for secondary water. Our subdivision is already equipped with "dry lines" and from looking at the plot map of irrigation systems it appears our systems only need to be charged with water.

Thank you for your consideration!

1354 Nectarine Circle 801-349-7261

1353 Nectarine Circle (801) 884-3228

1343 Nectarine circle 801-712-9962


S Woodfield Rd
W 11150 S
S 1300 W
White Peach Dr
Temple Dr
S Black Cherry Way
South Jordan School
1343 W Nectarine Cir
South Jordan, UT 84095
W Skyscape Way
S 1300 W
11400 S
W 11400 S
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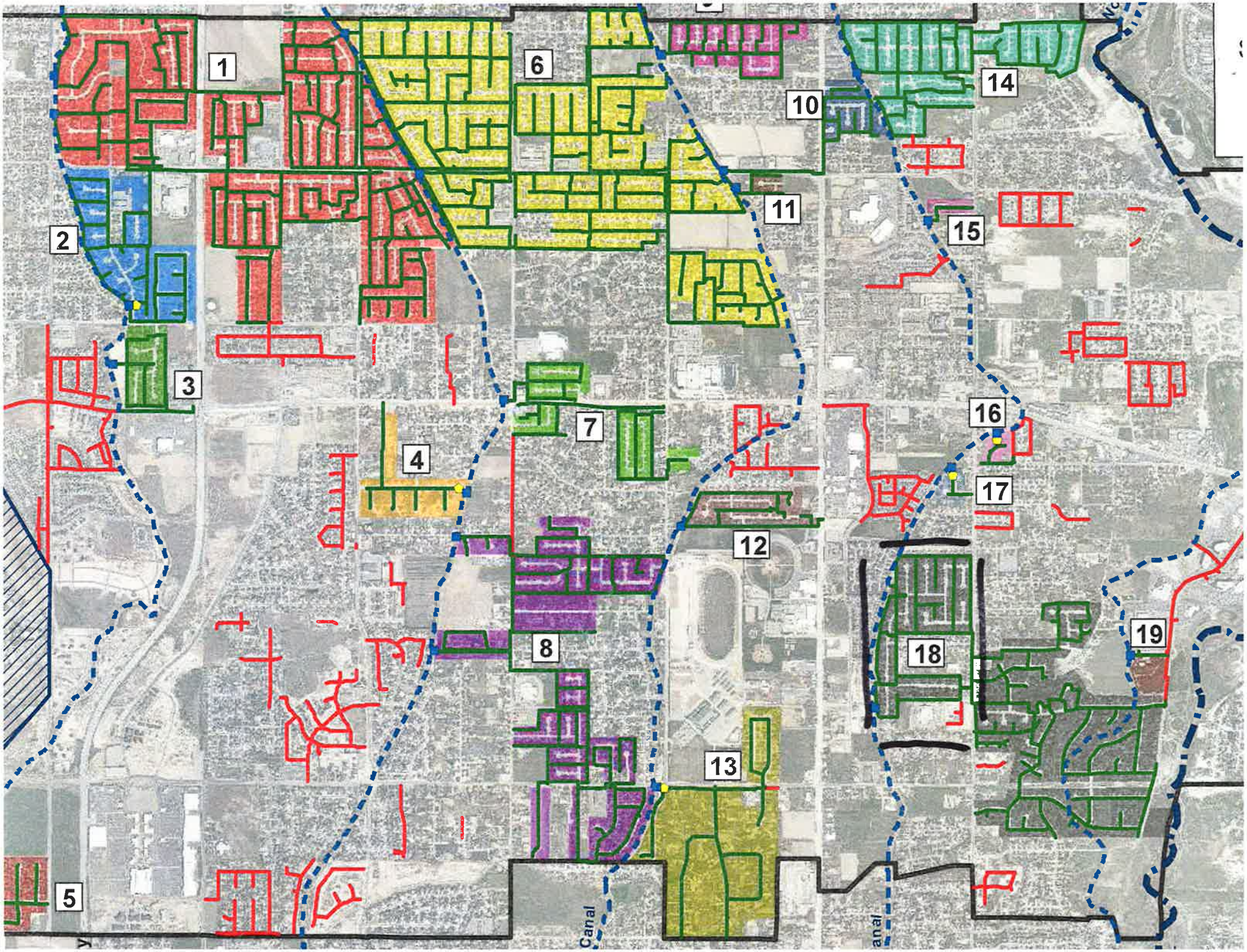
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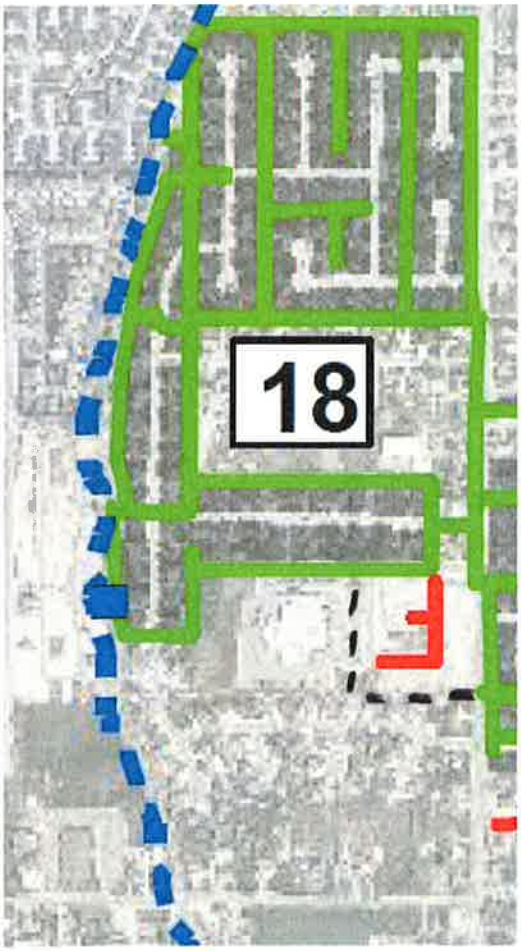
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Attachment C
8-16-16 C.C.
Mtg.

8-16-2016

Dear City Council,

I am a 13-year old boy scout residing in South Jordan. I am interested in design which has led me to learn a thing or two about flags. According to the North American Vexillological Association the five rules of good flag design are

1. Keep it Simple: a flag should be so simple that a child can draw it from memory
2. Use Meaningful Symbolism
3. Use Two to Three Basic Colors
4. No Lettering or Seals
5. Be Distinctive or Be Related: as an example, the Scandinavian flags are all similar

I have noticed that the South Jordan flag has a few problems with it, such as

1. The tree is too complicated for a child to draw from memory; it is not simple enough.
2. I don't know if the tree is a meaningful symbol of South Jordan. A curvy line to symbolize the Jordan River might be a good symbol.
3. The flag has text saying "South Jordan UTAH"; there should be no text on a flag of any kind.
4. It is not very distinctive and it would be cool if it were related to the Utah flag somehow like using the same blue color.

I hope you will take action to this matter. I think the Mayor will agree with me that we need a new flag. It would be great to have a well-designed flag that is easily recognizable and posted all over the place. I think that would really help to build community unity, especially since South Jordan is such a fast-growing city. I thank you for your time and hope that you will do something about this.

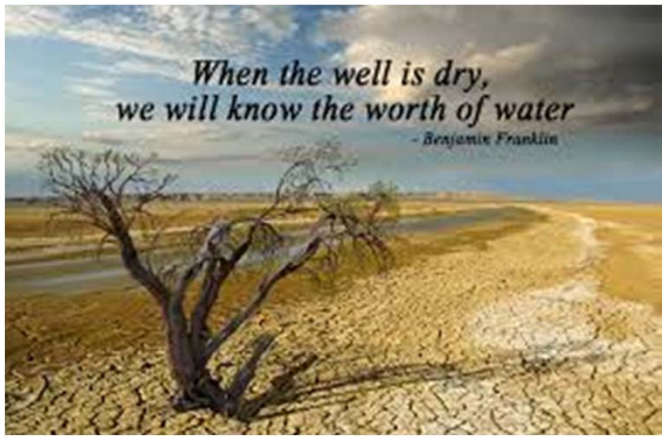
Sincerely,

Caleb DaBell

Caleb DaBell

WATER RATE STUDY DISCUSSION

August 16, 2016



Discussion Objectives

- Inform/Educate on SJ Water Rates
- Review water rate considerations and receive feedback from Council

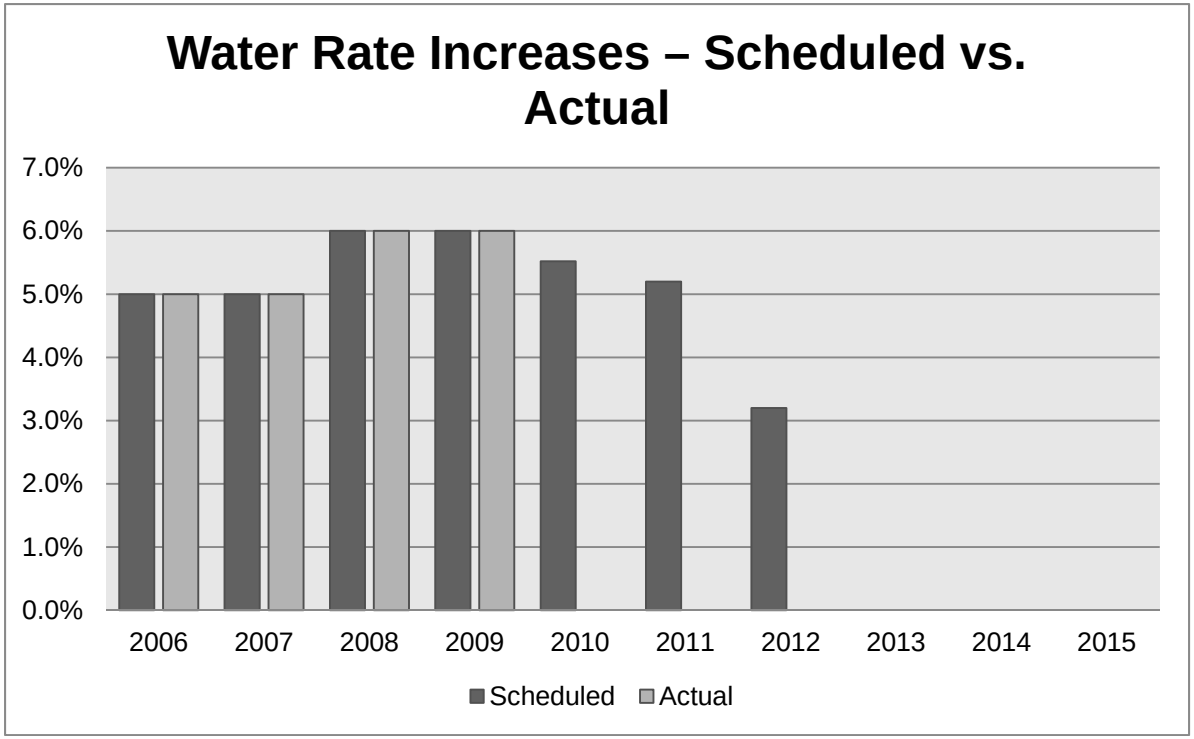
Quality On Tap!
Our Commitment Our Profession

Water Rate Discussion

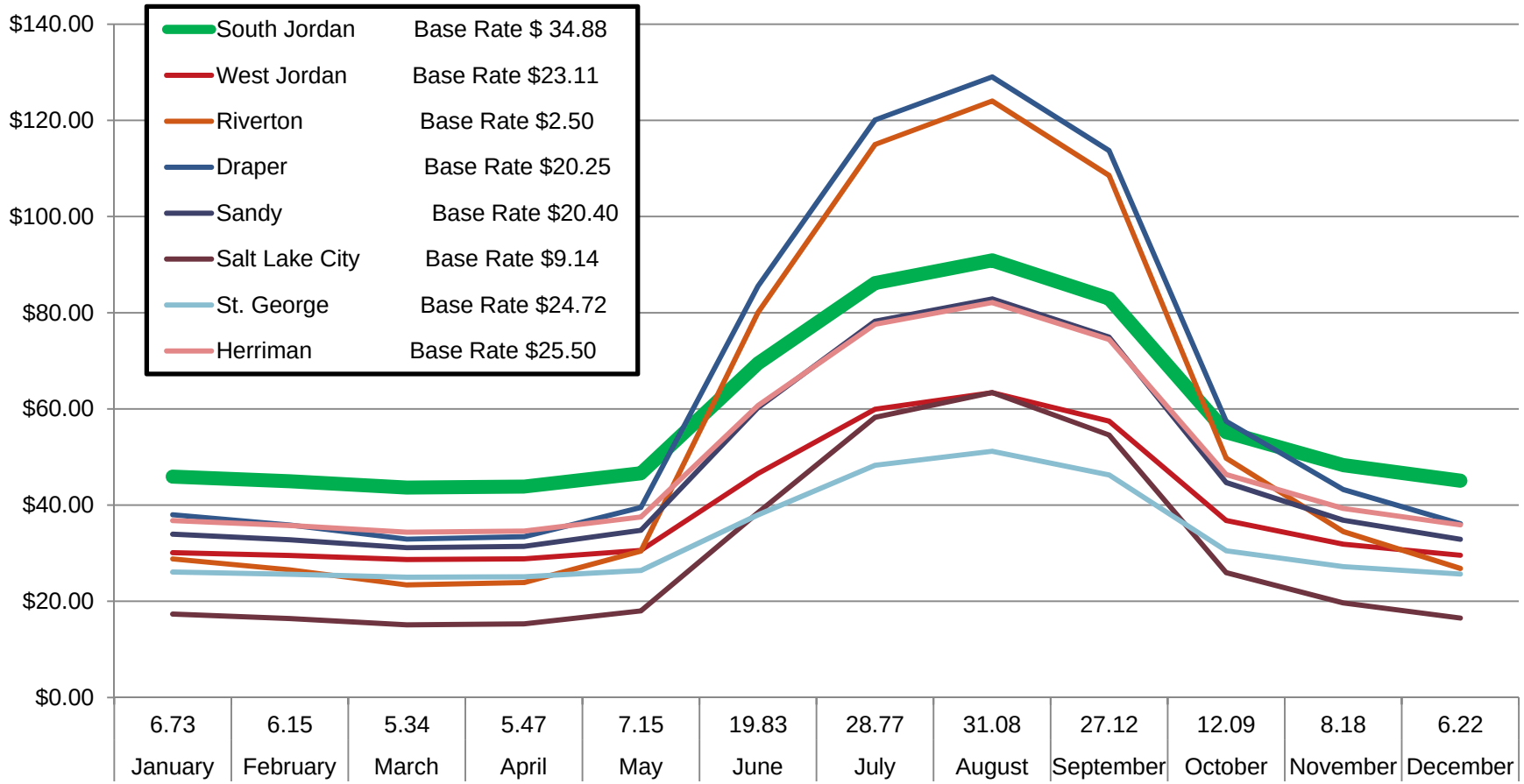
- Water Rates = recover costs of functioning water utility

Water Rate Discussion

- Water Rate Study Performed in 2006 & 2012



Average Monthly Billing



Water Rate Affordability

- **AWWA:**
  - Monthly water service rates should not exceed 2.5% of monthly income
  - **SJC's rate is 1.1%**
- **Affordability Calculation:**
  - Average monthly water bill / average monthly household income

American Water Works Association

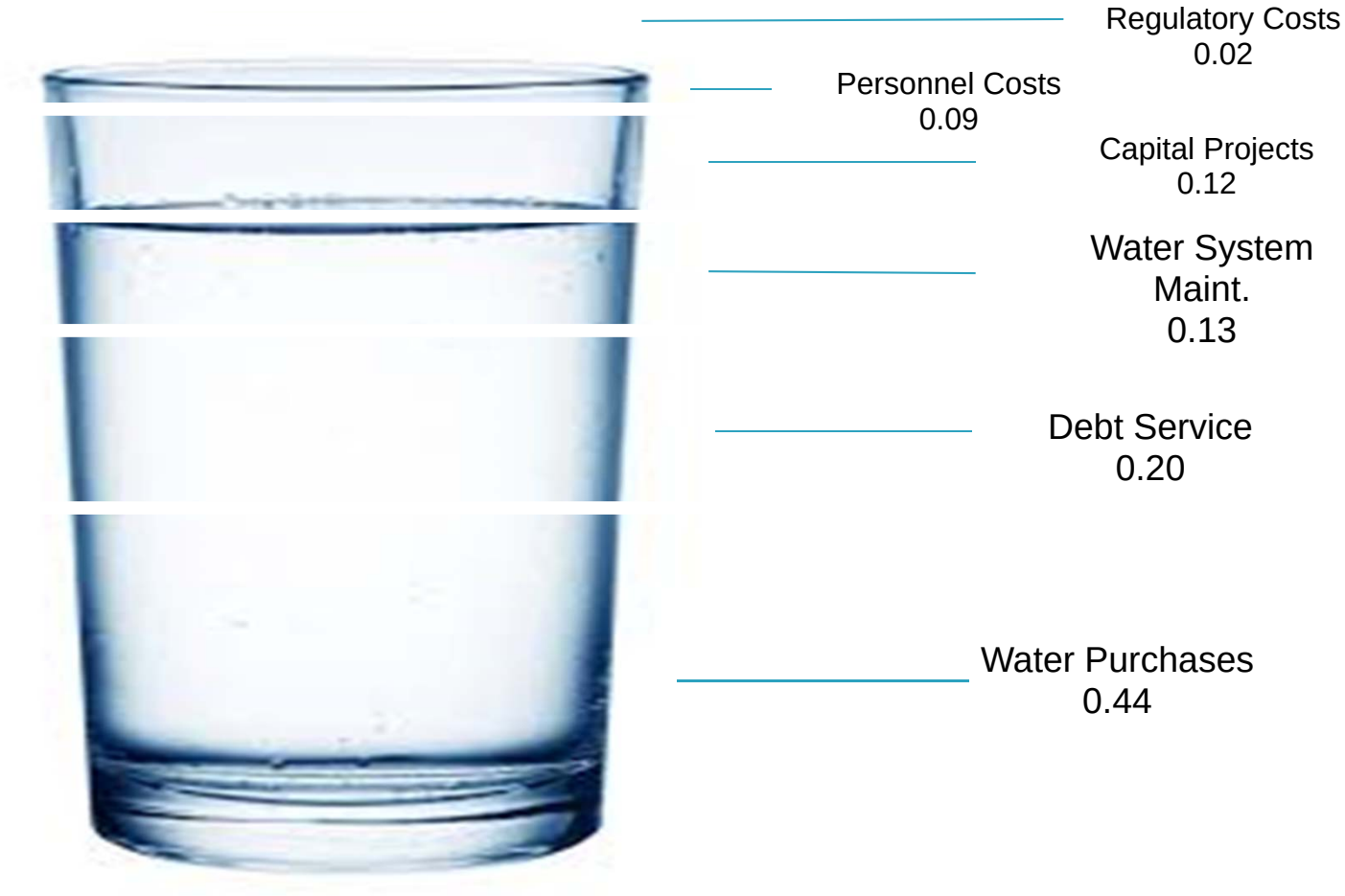
Water Revenue - $1

Other
0.03

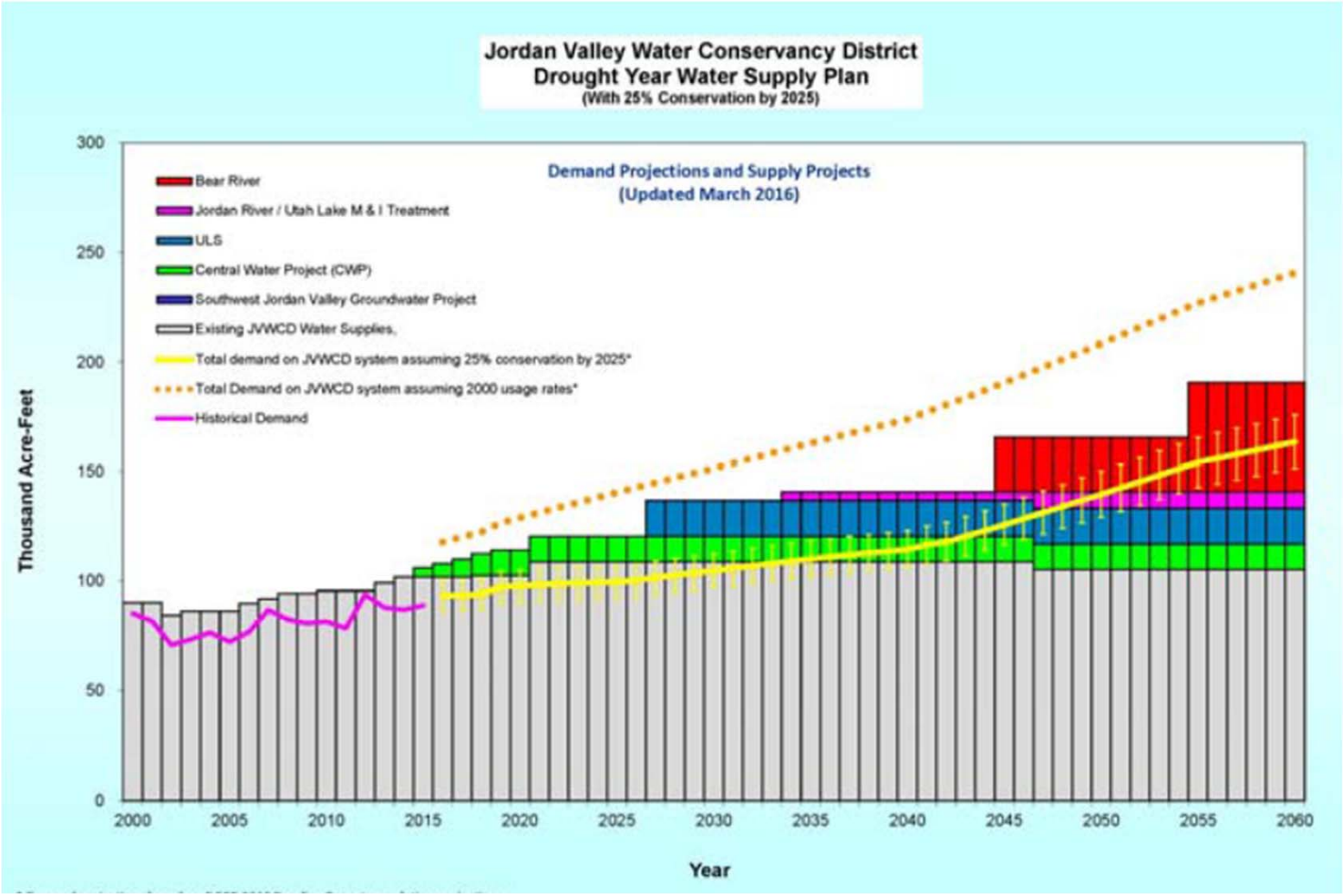
Impact Fees
0.04

Water Sales
0.93

Water Expenditures - $1



Future Water Supply



Rate Setting Objectives

- Revenue Stability & Sufficiency
- Fairness & Equity
- Cost Based
- Conservation/Efficient & Effective Use
- Defensible

Water Rate Considerations

- **Conservation Strategies**
  - Lower Base Rate
  - Higher Usage Rate

Water Rate Considerations

- Base Rate Set According to Water Meter Size
  - Potential to encourage commercial development to use smaller meter, resulting in less landscape and water use

Water Rate Considerations

- **Water Efficient Landscaping**
  - Provide financial incentive for water efficient landscaping
  - Examples:
    - lower base or usage rate if set % of landscape is non-grass
    - parkstrip uses drip irrigation system with plants and trees

Water Utility Policy Considerations

- Established Fund Reserve
- Debt Service Coverage
- Operating Liquidity Levels
- Rate Stabilization
- Rate Affordability

Factors Affecting Future Water Rates

- Capital Projects – transite pipe replacement (brittle, health issues for maintaining)
- Jordan Valley – New Water Source Project Costs
- Increased Water Purchase Costs
- Personnel Costs
- Regulatory Compliance
- Secondary Water Metering

Water Rate Discussion

Questions?