

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

Wednesday, December 12, 2018

5:30 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Jim Riding, and Council Members Dirk Burton, Zach Jacob, Chris M. McConnehey, and Kayleen Whitelock. Council Member Alan Anderson arrived at 6:53 p.m., Council Member Chad Lamb arrived at 8:00 p.m.

STAFF: David Brickey, City Attorney; Rob Wall, City Attorney; Melanie Briggs, City Clerk; Tangee Sloan, Deputy City Clerk; Scott Langford, Community Development Director; Dave Naylor, Interim Parks Director; Bill Pyper, Finance Director; Brian Clegg, Public Works Director; Chris Trevino, Interim Fire Chief; Ken Wallentine, Deputy Police Chief; Dave Murphy, Engineering Manager for Capital Improvement Projects; Brock Hudson, Community Preservation Director; Larry Gardner, City Planner; Ray McCandless, Senior Planner; Larry Montgomery, Senior Accountant, and Marsha Lancaster, Business License Coordinator;

I. CALL TO ORDER

Mayor Riding called the meeting to order at 5:30 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by David Murphy

III. PRESENTATION

Rocky Mountain Power – West Jordan Service Report

Lisa Romney stated, Rocky Mountain Power was honored to serve West Jordan City and to provide safe and reliable electricity, offer options for energy efficiency, and renewable energy and serve as a preferred corporate partner in the community.

Rocky Mountain Power Facts:

- 36,650 customers
- 765,611,198 kilowatt-hours delivered

Rocky Mountain Power Sponsorships: \$13,500

- Children and Youth Services
- Youth Victim Advocate
- Jordan Education Foundation
- South Valley Sanctuary

Blue Sky Program:

- Participants 1,262
- .53% of total KWh
- Three Blue Sky funded projects since 2009 totaling 52.48 kW in capacity and \$169,00 in funding

Subscriber Solar:

- 126 (2017 total)
- 1,318,219 kWh of subscriber solar delivered
- .17% of total kWh

Net Metering:

- 1,536 net metering projects in West Jordan
- 4.2% of customers
- 13,109 kW DC capacity in West Jordan

Wattsmart Program:

- Business Customers – Annual Cost Savings \$800,166.18
- Residential Customers – Annual Cost Savings \$50,372.63

West Jordan Victim Assistance Statistical Update

Rob Wall turned the time over to Cecilia Budd, Lawana Sisam and Eric Montanez for a bi-annual update:

Statistical Report

Contacts by Advocates during this quarter:

- ▶ 178 Males
- ▶ 576 Females
- ▶ Total of 754 People
- ▶ Victims that received services range from age 0 to 65+
- ▶ 613 Notifications of criminal justice events
- ▶ 597 Follow Up Calls
- ▶ 530 Left Messages to call Advocates
- ▶ 1084 Phone calls

Types of cases handled during this quarter:

- | | |
|---|--|
| ▶ 653 Domestic Cases | ▶ 1 DUI |
| ▶ 5 Assaults | ▶ 25 Protective Order Violations |
| ▶ 4 Sex Offences | ▶ 1 Robbery |
| ▶ 12 Child Abuse Cases | ▶ 0 Kidnappings |
| ▶ 1 Elder Abuse Case | ▶ 28 “Call outs” (crisis on death calls) |
| ▶ 52 Stalking/Harassment | ▶ 25 were assisted with immigration issues |
| ▶ 0 Surviving Family or Friends of Homicide | |

► 594 Volunteer hours

IV. COMMUNICATIONS
CITY MANAGER COMMENTS/REPORTS

David Brickey –

- The City Attorney's office would be forwarding the Council three titles to begin reviewing Code amendments with the change of government that was looming.

STAFF COMMENTS/REPORTS

Brian Clegg –

- Update on the traffic light at 7800 South 6800 West. Staff was waiting for steel to be delivered. Expected the steel to be delivered on or by February 19, 2019. The light would be operational March 2019.

Chris Trevino –

- With the additional personnel to the Fire Department and the tax increase, they could now staff an ambulance at each Fire Station. Which meant the normal response time for a fire engine or ladder truck and ambulance to every medical call and will help minimize response times. He expressed his appreciation.

Ken Wallentine –

- Congratulated Detective Jody Wright for receiving the 'Law Enforcement Officer of the Year Award' from the Children's Justice Center.

CITY COUNCIL COMMENTS/REPORTS

Councilmember Jacob –

- Expressed appreciation to Brian Clegg and the City Manager for providing the traffic light project at 7800 South 6800 West.
- He was working on getting a business license in West Jordan, and it had been eye opening. He had a complete understanding of what the businesses were doing when they are interfacing with the City. City staff were very polite and confident in in their jobs. However, the process needs some refining.

Councilmember Whitelock –

- Reminded those that might be interested, Healthy West Jordan Committee was sponsoring "Way to a better life." There was a limited number that could participate.

Councilmember Burton –

- Wanted to wish everyone a Merry Christmas and a Happy New Year.

Mayor Riding –

- Stated Councilmembers' Anderson and Councilmember Lamb were excused; however, would be in attendance later.

V. CITIZEN COMMENTS

Steve Jones, West Jordan resident, addressed business item 9i. He felt there were some concerns with 'Rank Choice Voting' that should be brought to attention. He felt the system could be manipulated. He stated his concerns.

Patty Whittaker, Administrative Assistant, Majestic Elementary School, said on behalf of the families and staff, she expressed appreciation to the West Jordan City employees for their contributions to the shoe and coat drive. They were very thankful to be a part of the West Jordan Community.

Azia Wilde, West Jordan Chamber of Commerce, addressed Business Item 9c, Business License Fees. She stated the Chamber had been in contact with Senator Anderegg regarding the business licenses bill and it was not intended to raise revenue but to cover administrative costs. If the business license fee were approved with the current plan, he may call for a legislative audit.

She also had concerns with Business item 9d. Executives from Dannon are in attendance tonight to address any question on how the issue may impact their business (i.e., water, sewer and storm drain fees).

Ray Lions, requested reimbursement of Attorney fees that were incurred with the City Attorney and Mr. Brickey. He conducted a petition drive against his HOA for increasing the monthly dues. He immediately received a 'Cease and Desist' letter and was fined \$350.00. He received several citations for violations that were not founded. He contacted everyone that Mr. Murray and Mr. Brickey told him to contact. All told him they had no jurisdiction. Mr. Lions then received a letter from Mr. Murray admitting that the City had no jurisdiction. Then was assessed \$985.00 in Attorney's fees.

Glen Bills, West Jordan business owner (Orthodontist), stated he was concerned about item 9c. The fee increase sent a bad message to small businesses. He felt that it would discourage small businesses to come to West Jordan City.

There was no one else who wished to speak.

The Council recessed at 6:08 p.m. to conduct the other board meetings, and reconvened at 6:13 p.m.

VI. CONSENT ITEMS

- a. **Approve Resolution 18-200, setting the 2019 Annual Meeting Schedule for the City Council, Planning and Zoning Commission and other City Boards and Committees (Melanie Briggs)**
- b. **Approve Resolution 18-201, authorizing the Mayor to approve an agreement with Bowen Collins & Associates for engineering design services for the**

refurbishment and upgrade of Well No. 4 in an amount not to exceed \$135,000 (Brian Clegg)

- c. **Approve Resolution 18-202, authorizing the Mayor to execute a Real Estate Contract between the City of West Jordan and Jose S. Melendez and Ana Consuelo Miranda for the purchase of property located at 1423 W Bridgeport Way (David Clemence)**
- d. **Approve the request regarding the proposed closure of 7800 South Street from 4100 West merge to Airport Road for reconstruction and widening (David Murphy)**
- e. **Approve Resolution 18-203, authorizing the Mayor to execute the ‘Specialized Services Agreement’ with Utah State University for services at the ‘Bid Bend’ Habitat site (Chuck Tarver)**
- f. **Approve Resolution 18-204, authorizing the Mayor to execute a Change Order #2 with River Restoration.org for Phase 3.1 of the Urban Fishery at the Big Bend Habitat Restoration Site (Chuck Tarver)**
- g. **Approve Resolution 18-205, authorizing the Mayor to execute an Agreement with George K Baum & Company to provide financial advisory services to the City of West Jordan (Dave Zobell)**
- h. **Approve Resolution 18-206, confirming the appointment of members to the Planning Commission and various City Committees (David Brickey)**
- i. **Approve Resolution 18-207, authorizing the proposed closure of Bangerter Highway at 6200 South for up to seven days for the Jordan Aqueduct relocation (David Murphy)**

The Council pulled Consent Item 7d. For further discussion.

MOTION: Councilmember McConnehey moved to approve all Consent Items except 7d. Councilmember Burton seconded the motion.

A roll call vote was taken

Councilmember Anderson	Absent
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 5-0.

**VII. CONSENT ITEMS
DISCUSSION AND POSSIBLE ACTION REGARDING ANY CONSENT
ITEM(S) PULLED BY CITY COUNCIL**

**CONSENT 7D
APPROVE THE REQUEST REGARDING THE PROPOSED CLOSURE
OF 7800 SOUTH STREET FROM 4100 WEST MERGE TO AIRPORT
ROAD FOR RECONSTRUCTION AND WIDENING**

Councilmember Burton was concerned with the closure at 4100 West Airport road for 180 days. Particularly when the 6200 South was at the same time.

Councilmember Whitelock felt that small portion of the road should not be a big concern.

Dave Murphy provided the Council with clarification regarding the closure.

The Council discussed the potential concerns regarding traffic issues in the area.

**MOTION: Councilmember Burton moved to approve Consent Item 7d.
Councilmember McConnehey seconded the motion.**

A roll call vote was taken

Councilmember Anderson	Absent
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 5-0.

Mayor Riding indicated that the Business Items would be moved to accommodate the missing City Council Members.

**VII. BUSINESS ITEMS
DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 18-
208, REGARDING A REQUEST FOR A WAIVER OF FEES FROM
NATIONAL MS SOCIETY REGARDING USE OF THE VETERANS**

MEMORIAL PARK, SATURDAY, APRIL 27, 2019, IN AN AMOUNT NOT TO EXCEED \$2,130

Dave Naylor said Multiple Sclerosis is an unpredictable and often disabling disease of the central nervous system. It interrupts the flow of information within the brain, and between the brain and body. Common symptoms often include vision issues, mobility difficulties, numbness, tingling, dizziness and vertigo. More than 2.3 million people live with MS worldwide and 1 in 300 are living with MS in the Utah-Southern-Idaho region. The MS Society provides many services for people affected by MS including community self-help and support groups, family resources, and financial assistance and service management to name a few. The Society also funds research and treatment with the aim of stopping disease progression, restoring what had been lost, and ending MS forever.

Walk MS is a charity walk series that takes place in over 550 locations with more than 300,000 people participating annually. We've been walking since 1988 and to-date have raised more than \$970 million to drive groundbreaking research, provide life-changing services, and guarantee a supportive community for those who need it most. At the 2018 Walk MS: Salt Lake City, friends, loved ones and co-workers came together to support one another and change the world for everyone affected by MS, raising a total of \$129,000. The walk is fully-accessible, and includes multiple distance options (including a one-mile route option and a three-mile option). Veterans Memorial Park in West Jordan serves as our event site for Walk MS. Here there will be music, food, resources for people living with MS, and team gathering areas to create a sense of community.

Councilmember McConnehey would prefer services in lieu of fees. Council and staff discussed issues in great length.

MOTION: Councilmember McConnehey moved to approve Resolution 18-208 regarding a request for a Waiver of Fees from National MS Society regarding use of the Veterans Memorial Park, Saturday, April 27, 2019, in an amount not to exceed \$2,130. Councilmember Burton seconded the motion.

A roll call vote was taken

Councilmember Anderson	Absent
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	Yes
Councilmember Whitelock	No
Mayor Riding	Yes

The motion passed 4-1

DISCUSSION AND POSSIBLE ACTION REGARDING THE GREAT SALT LAKE COUNCIL OF THE BOY SCOUTS OF AMERICA

Councilmember Burton suggested the City allow the Boy Scouts to use the facility.

The council and staff discussed what possibilities the city might be able to provide. They suggested looking at this issue in July or August due to timing because of the numerous code changes that were needed for the change in form of government.

Rob Wall stated, once you open the door, there are other boards and organizations that would want to use the building. He suggested revisiting this no later than July 2019.

DISCUSSION AND POSSIBLE ACTION REGARDING SOUND WALL LOCATED AT 9000 SOUTH BANGERTER HIGHWAY

The Council and staff addressed the sound wall concern located at Bangerter & 9000 South.

1. In the early UDOT neighborhood meetings, the discussion included moving the “sound wall” as close to Bangerter as could be to increase the “green space” on the west side of the wall. There was much discussion about the slope. We left with the impression that the slope would be on the east side of the wall with a maximum slope to determine the distance from Bangerter Highway.
2. The “green space” will be landscaped and maintained by the city.
3. The new “sound wall” will be the same height as the existing wall.

As the project had progressed, here was what appeared to happen:

1. The ground slopes up dramatically on the west side of the wall to the sidewalk.
2. We still think the “green space” will be landscaped and maintained by the city.
3. The new “sound wall” was not even close to the existing wall height. Standing on the sidewalk, one can see the pavement on Bangerter.

We want to make sure the neighborhood side of this project was as safe and livable as can be. To meet this need, the residents have been asking for the sound wall to be raised up to a higher, safer height. UDOT agreed was to increase the wall height 3 - 4 feet along the New Heritage part of the project. The City of West Jordan agreed to help pay a portion of the cost to increase the wall height. Although the adjusted height will not be at the level expected from the beginning, we hoped the additional height might be tolerable.

When to our surprise, the additional 3 - 4 feet appears to be very close to the old height! Not only should we have not given in to the reduced height with 3-4 extra feet, and now, it appears we are not getting that either!

There had been discussion to cut our losses, try to get some of our money back from UDOT, and then plant some trees or other plants that may reduce some noise.

The residents already feel cheated, as they are not receiving as portrayed to them from the beginning. If we let the project remain as it was, I expect they will feel cheated again.

We need to go back and have UDOT provide as portrayed in the original meetings with a full height sound wall and a level green space. Councilmember McConnehey 6:44

Councilmember Burton expressed his concern about the wall not being installed as agreed with UDOT.

Councilmember McConnehey would like to task City Manager and Legal Department to work with UDOT to resolve the situation.

Korban Lee state that a proposal is being put together to take to UDOT with landscape plans. David Naylor and Brian Clegg and staff have been working hard putting together a proposal that will be cost effective and will help screen visually and help absorb as much sound as possible.

Mayor Riding asked the City Attorney, if the City wanted to pursue raising the wall one more time would that require litigation?

Rob Wall stated, he's not sure the city would make it through Summary Judgment in court. The city does not have any jurisdiction. This was not a legal issue. This deal was brokered by a State Senator and that's the avenue we need to continue. This was a state highway and the City does not have jurisdiction.

MOTION: Councilmember Whitelock moved to suspend the rules to allow Mr. Rusher to speak. Councilmember Jacob seconded the motion and passed 4 to 1 in favor with Councilmember McConnehey casting the negative vote.

Malcom Rusher, West Jordan resident, had spoken to the Council a few months ago requesting the walls be three or four feet. There were numerous poles that were left that would have accommodated the higher walls. He did not understand why the city could not hold UDOT accountable for the payment made by the city.

Councilmember Burton stated that he would like the Council to unite and write a resolution and send it to UDOT as representatives of the citizens requesting that the project be completed as agreed.

Councilmember Anderson arrived at 6:53 p.m.

Rob Wall stated that the \$250,000 had not been paid and would not be paid until further direction from City Council.

Mayor Riding suggested meeting with UDOT before moving forward.

Councilmember Anderson asked would it be possible for the city to keep the \$250,000 and put in some landscaping.

Rob Wall stated that it was the cities money. We can do with it whatever we want. There was some risk if UDOT decides they want to force the issue.

Councilmember Burton stated that he will prepare a letter from himself representing the citizens of his District to be taken to the meeting with UDOT.

DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE 18-43, AMENDING THE WEST JORDAN GENERAL PLAN HOUSING ELEMENT TO INCORPORATE THE UPDATED MODERATE-INCOME HOUSING PLAN; CITY OF WEST JORDAN, APPLICANT

Larry Gardner said the Moderate Income Housing Plan adopted with the 2012 General Plan had not been updated in almost seven years. Planning for moderate income had been a requirement of the state for over ten years and cities are required to report on their progress in providing moderate income housing. West Jordan had been compliant with both the plan creation and in the biennial reporting of housing progress as required by previous statute. In 2018 the Utah Legislature passed a revised statute that requires the Moderate Income Housing plan to address aspects of housing that the previous statute did not require, such as an actual forecast for moderate income housing within the next five years.

10-9a-401

- (3) (a) *The general plan of a municipality, other than a town, shall plan for moderate income housing growth.*
- (b) *On or before July 1, 2019, each of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):*
- (i) a city of the first, second, third, or fourth class;*
 - (ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class;*
 - (iii) a metro township with a population of 5,000 or more; and*
 - (iv) a metro township with a population of less than 5,000, if the metro township is located within a county of the first, second, or third class.*
- (c) *The population figures described in Subsections (3)(b)(ii), (iii), and (iv) shall be derived from:*
- (i) the most recent official census or census estimate of the United States Census Bureau; or*
 - (ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Estimates Committee.*

10-9a-403

- (b) *In drafting the moderate income housing element, the planning commission:*

- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:*
 - (A) to meet the needs of people desiring to live in the community; and*
 - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and*
- (ii) for a town, may include, and for other municipalities, shall include, an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the next five years, which means or techniques may include a recommendation to:*
 - (A) rezone for densities necessary to assure the production of moderate income housing;*
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;*
 - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;*
 - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;*
 - (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;*
 - (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;*
 - (G) consider utilization of affordable housing programs administered by the Department of Workforce Services; and*
 - (H) consider utilization of programs administered by an association of governments established by an Interlocal agreement under [Title 11, Chapter 13, Interlocal Cooperation Act.](#)*

The proposed Moderate Income Plan amendment to the General Plan was taken into consideration by a General Plan Committee appointed by the City Council in early summer of 2018. The General Plan Committee met monthly from July through October and prepared a Moderate Income Plan for the Planning Commission's review. The Planning Commission reviewed the plan on November 6, 2018 and recommends approval of the plan. The amendment before the City Council meets the requirements and intent of the statute.

MOTION:

Councilmember McConnehey moved to approve Ordinance 18-43 regarding the West Jordan General Plan Housing Element to incorporate the updated Moderate-Income Housing Plan regarding Councilmember Whitelock seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 6-0

DISCUSSION ONLY REGARDING A POSSIBLE DEVELOPMENT AGREEMENT BETWEEN OQUIRRH MOUNTAIN RESORT, LLC AND THE CITY OF WEST JORDAN REGARDING THE OQUIRRH MOUNTAIN RESORT DEVELOPMENT LOCATED AT APPROXIMATELY 9000 SOUTH U-111

Scott Langford addressed the following items:

- Master Developer had applied to City for approval of a rezone of the Oquirrh Mountain Resort Project, which application for rezone to the PC zoning district was being considered concurrently with this Agreement.
- Master Developer had, as a part of its application for rezone, submitted to the City a concept development plan for the Project.
- Master Developer had submitted, and City had reviewed, the application package, including this Agreement, pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements.
- The City desires reassurances that if the Project Area was rezoned to the PC zoning district that Master Developer agrees to certain specific obligations.
- Pursuant to the authority of Utah Code Ann. § 10-9a-102(2) and the specific provisions of the City Code, the City had determined to enter into a Development Agreement with Master Developer to formalize certain specific obligations of the Parties with respect to the Project, and such other matters as City and Master Developer have agreed.
- A Preliminary Master Development Plan, an updated version of the previously presented concept development plan, will be presented to the Council for review at a future meeting.

DEVELOPER'S OBLIGATIONS (to be identified in the Development Agreement):

Recreational Amenities:

- To require that a Home Owners Association (“**HOA**”) be established for the Project and that the HOA maintain all recreational facilities, trails, and open space (collectively called “**recreational amenities**”);
- To install all recreational amenities as depicted in the “**Development Plan**” (for the Project, which was currently in “concept” form, but eventually to be amended and updated to “preliminary” and then “final” form) and to install said recreational amenities during the phase or time period specified in said Development Plan (part of the purpose in amending and updating the Development Plan was to accommodate an increased number of larger lots);
- To complete the construction of and to open for use the recreational center prior to the issuance of any occupancy permits for Phase 1 of the Project, with the parking for said recreational center to meet the minimum requirements for parking set forth in City Code;
- The “Barney’s Wash” Area shall be improved for recreational use and shall not be solely left in native vegetation; therefore, the revegetation of the Barney’s Wash Area shall consist of a mix of natural and manicured landscapes, with no more than forty (40) percent of the Barney’s Wash Area preserved in a native state;

Number of Residential Units of each Housing Type:

- The senior housing (also known as age-restricted) areas of the Project shall comply with the age requirements and other requirements of City Code Section 13-6H-6, with a maximum number of 360 age-restricted residential units, or as otherwise allowed by the Development Plan;
- The maximum number of total residential units for the Project shall be 1099 residential units, with maximums of specific unit types (as per the Development Plan) as follows:
 - o 546 single-family dwellings,
 - o 360 age-restricted units,
 - o 85 assisted living units, and
 - o 108 market rate condominium units;
- The ratio of multi-family residential units to single-family residential units shall be consistent with the “Cap and Grade” requirements of the City Code (Section 13-8-23);

Building Heights and Lot Sizes:

- The maximum building height for buildings in the Project shall be 35 feet, with a maximum of two (2) stories, unless the City Code was amended to allow for up to three (3) stories above grade;
- To increase the minimum number of 12,000 square foot or larger lots from thirteen (13) to twenty-five (25), to be reflected in the Development Plan, with the increase in the number of larger lots possibly resulting in up to a ten (10) percent reduction in the quantity of the acreage of the open space portion of the

recreational amenities identified in the concept Development Plan, as long as the reduced quantities still comply with the minimums set forth in the City Code;

Municipal Infrastructure:

- To complete 9000 South Street and all other master-planned streets and infrastructure to City standards, as per the phasing plan of the Development Plan, and with a separate reimbursement agreement to be negotiated for each eligible City project or “upgrade” of infrastructure; and
- Master Developer understands that some of the necessary infrastructure for some municipal services (culinary water, sanitary sewer, etc.) may not currently exist for all proposed phases of the Project; therefore, Master Developer shall coordinate with the City in this regard.

Scott Langford stated they are working with developer for an updated development plan.

The Council and staff discussed options and direction to proceed for the development. It was very clear the development plan referenced what amenities would be public use, and what would be for the homeowners. The 40-60 ratio was much better than the previous plan. They addressed mass transit in the area specifically with 1,100 units in the area.

Mayor Riding asked if there was anything in the development agreement that addressed the mass transit. He was also concerned with the lot size and the increase in traffic.

The Council and staff agreed to bring the item back with a Development Agreement.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 18-212, AUTHORIZING THE CITY OF WEST JORDAN TO PARTICIPATE IN THE PILOT PROGRAM OF RANKED CHOICE VOTING FOR THE 2019 MUNICIPAL ELECTION

Duncan Murray state that in 2018 the Utah Legislature passed *HB 35 Municipal Alternate Voting Methods Pilot Program* allowing Utah municipalities to conduct nonpartisan races using instant runoff voting (Commonly referred to as Ranked Choice Voting). Councilmembers Burton, Whitelock, and Lamb presented the idea for consideration by the Council at the December 5, 2018 Council meeting. The City Council thereafter directed the City Attorney to prepare a resolution for Council consideration which will declare the City Council’s intent to use instant runoff voting for the 2019 election.

Rob Wall stated he was asked by the Council to put together a staff report and resolution so that the city could consider participating in the Rank Choice Voting. He did discuss with the Lieutenant Governor’s office that you do have the right to withdraw if you wish to but would have to do so by May first. Our City Clerk did reach out to three other Counties (Salt Lake, Davis and Tooele) and they are not willing to conduct an election. The software provider, ES&S they conduct elections and they have the means to conduct the election. Mr. Schurtz did state that that he was confident that ES&S would hold the

election for us. Mr. Schurtz also stated that there was still a possibility to get a neighboring County to hold an election.

Currently, the software that was being used to conduct elections will not certify the election results in an instant run off voting scenario for seats that are not divided into a district.

Councilmember Whitelock asked if the city would be responsible to pay for the election. Rob Wall stated yes West Jordan and Lehi.

Councilmember McConnehey likes the idea of Rank Choice Voting however, with the upcoming unique nature of our next election with so many potential seats up for election it could be disaster us for the cities political body. He felt that the City was not ready to jump in as part of a test pilot.

Councilmember Burton felt the City had a lot of important issues this year, and would like to see us participate in the next election.

MOTION: Councilmember McConnehey moved to approve Resolution 18-212 with a modification to section 4, to remove all verbiage after May 1, 2019. Councilmember Jacob seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	No
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	Yes
Councilmember Whitelock	No
Mayor Riding	Yes

The motion passed 4-2 in favor

MOTION: Mayor Riding moved to direct staff to bring this item back for Council consideration after the Legislative Session, no later than the second meeting in March. Councilmember McConnehey seconded the motion and passed 6-0 in favor.

DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE 18-41, REGARDING THE PRELIMINARY DEVELOPMENT PLAN FOR THE WEST JORDAN SENIOR LIVING, LOCATED AT 1922 WEST 9400 SOUTH, R-3-20 (SHO) ZONE; HPI LAND, LLC/TYLER HOWLAND, APPLICANT

Larry Gardner stated the property was located at 1980 West 9400 South adjacent to the Bridlewood Villas and Jordan Villas senior housing developments and the Willowcove Apartments. The applicant was requesting Preliminary Development Plan approval of a proposed 60-unit senior housing development. The property was vacant and was designated as Very High Density Residential (10.1 + dwelling units per acre) on the Future Land Use Map.

The surrounding zoning and existing land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	Medium Density Residential	PRD (MF)(ZC)	Bridlewood Villas – Senior Housing
South	South Jordan City	R-2.5	Single-Family Residential
East	Very High Density Residential	R-3-20(PD)	Willowcove Apartments
West	High Density Residential	PRD MF6.6	Jordan Villas – Senior Housing

On September 25, 2018, the Design Review Committee reviewed the proposed site plan, subdivision and development plan and voted 5-0 to forward a favorable recommendation to the Planning Commission to approve the request as submitted.

The Planning Commission held a public hearing on October 16, 2018. After receiving public comment, the Planning Commission closed the public hearing (as noted in the attached meeting minutes) and tabled the item (6-0 vote) until November 6, 2018 to allow staff to research the zoning history on the property based on a comment raised about whether the property was actually zoned R-3-20(SHO) (Multi-family residential, 20 dwelling units per acre, Senior Housing Overlay).

Staff researched the zoning history on the property and found that on February 1, 1983 the City's zoning map showed this property as R-1-10 (single-family residential 10,000 sq. ft. minimum lot area). On February 21, 1983, the zoning map showed the property as R-3-20, however, staff could not find any Council action formalizing the R-3-20 zoning. The property showed as R-3-20 on the zoning map until 1994, when the city changed over to a computerized mapping system. The zoning map was reviewed and the City Council adopted the new zoning map in its entirety (Ordinance 874) which established the R-3-20 zoning on the property. The R-3-20 zoning remained in effect until July 31, 2013 when the property was rezoned from R-3-20 (PD), (Multi-family Residential 20 units per acre maximum density – Performance Development Overlay) to R-3-20 (SHO), (Ordinance 13-26) to accommodate a senior apartment development that was approved but never constructed. A zoning determination letter including the detailed analysis of the zoning history is included as Exhibit G.

On November 6, the Planning Commission opted not to reopen the public hearing and approved the Preliminary Site Plan, and Preliminary Subdivision and forwarded a favorable recommendation to the City Council to approve the Preliminary Development Plan.

Councilmember Dirk Burton organized a town meeting to address resident's concerns about the proposed development. City staff and the developer were present to answer questions. The town meeting was held on November 14, 2018 at the Bridlewood Villas clubhouse (1898 West 9270 South).

II. PRELIMINARY DEVELOPMENT PLAN:

There are no specific findings of fact listed in the Zoning Ordinance for Preliminary Development Plans located within a Senior Housing Overlay (SHO) District; however, the following information is presented for the City Council's consideration in determining whether or not the Preliminary Development Plan, as submitted, will create a development that is in harmony with the stated purpose and intent of the R-3-20 zoning district and the Senior Housing Overlay (SHO) district (Chapter 6, Article H. Senior Housing Overlay District).

“Overall Intent: The purpose of the senior housing overlay district (SHO) is to establish locations for the development of appropriate living arrangements, both assisted and independent, for residents fifty-five (55) years and older. The SHO district provides standards for development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors, including decreasing mobility, changing health and the alternative needs of the senior person. The SHO district promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers.”

General Plan

The goals and policies of the General Plan support the development of senior housing. Several examples of these goals are as follows:

- Increase housing opportunities for active seniors and the elderly (page 70).
- Provide housing that serves different life cycle stages, including the active seniors, elderly, disabled, and others requiring specialized facilities or locations (Page 71).
- Encourage the development of senior and affordable housing (Page 174).

The Future Land Use Map designates this property as Very High Density Residential with a recommended density range of 10.1 and up dwelling units per acre. The R-3-20(SHO) district allows up to 20 dwelling units per acre which is consistent with the Future Land Use Map.

R-3 Zone

Per section 13-5B-1, the purpose of the multiple-family residential (R-3) zone is to “provide an attractive setting for multiple-family, two-family and single-family dwellings, and associated uses as defined in this article”. The proposed development is consistent with the intent of the R-3 zone.

SHO Overlay

According to City Code, section 13-6H-1, The purpose of the senior housing overlay district (SHO) is to establish locations for the development of appropriate living arrangements, both assisted and independent, for residents fifty-five (55) years and older. The SHO district provides standards for development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors, including decreasing mobility, changing health and the alternative needs of the senior person. The SHO district promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers. The proposed development meets the intent of the SHO Overlay as it supports the lifestyle and housing needs of seniors.

Section 13-6H-12 contains the requirements for submittal of a development plan in the SHO district. According to this section, the development plan shall provide pertinent information relative to public improvements, density, universal design concepts being utilized in the development, development standards and compliance therein, and design criteria.”

The Preliminary Site Plan and Preliminary Subdivision Plat were approved by the Planning Commission on November 6, 2018 as previously stated. The Planning Commission determined that the proposed development is consistent with the general plan and meets all building height, setbacks, parking, landscaping requirements and is appropriate and compatible with other land uses in the area. The Planning Commission also determined that the two proposed accesses off of 1980 West are appropriate and adequately serve the site.

Sixty dwelling units are proposed. According to the Salt Lake County records, the property is 2.98 gross acres in size. The preliminary subdivision plat shows 2.93 acres including a .05-acre alpha parcel on the west side of 1980 West. A survey done by the applicant shows 2.95 acres including the alpha parcel. Section 13-2-1C states the following: “In the case of density or acreage calculation, any numerical computation or measurements shall be rounded to the nearest tenth (a decimal of "5" in the hundredth position shall be rounded up). Given this, 60 dwelling units are allowed on this property. Although not specific to Preliminary Development Plan approval, the following information is provided for the City Council’s reference:

Pedestrian access

Pedestrian connections are provided from the sidewalk in front of the building and from the parking area behind the building. A circular drive is shown behind the building which

will serve as a loading and service area. Pedestrian ways and driveways are designed to promote safety and convenience throughout the site as shown on the site plan. The nearest bus stop is located at the southwest corner of Redwood Rd. and 9400 South, approximately a quarter mile from the subject property.

Unit count and size

One bedroom units (690 square feet)	18
Two bedroom units (880 square feet)	<u>42</u>
Total	60

Building Setbacks:

	Required	Provided	Distance from nearest building/dwelling
Front Yard (West)	30'	30.51	107'
Side Yard (North)	30'	100.14	110'
Corner Side Yard (South)	20'	138.69	215'
Rear Yard (East)	30'	96.51	107'

The building is more or less centered on the property and is appropriately located on the site with respect to open spaces and other buildings in the area. The proposed building meets all required setback requirements. There are no topographic concerns on the site.

Building height/ design:

Maximum Building Height:	30'
Proposed Building Height:	30'

The proposed building meets the maximum building height requirement of the R-3-20(SHO) Zoning District. The building height is not out of character with other buildings in the area. The proposed building is 30' high which is similar in height to the buildings in the Willowcove Apartment Complex to the East which are 2½ stories. It is not anticipated that the building height will adversely affect the neighboring single-family residential development.

The elevation drawing provided shows that a variety of materials will be used on the building adding interest and variety to the structure.

No significant impacts are anticipated to neighboring development with respect to the building height or location. The building and site layout will provide a convenient and functional living environment for its residents.

The applicant had provided a lighting plan showing that the pedestrian walkways will be adequately lit and that the light will not spill over onto adjoining properties.

Elevators are being installed for ease of access to all upper floors. The building and all accesses will be ADA compliant.

Parking Requirements:

The parking calculation includes guest parking and parking for employees.

Resident	1.25 spaces per unit	75	
Guest	1 space per 8 units	7.5	
Employee	1 space per employee on max shift	7	
Total spaces provided		90	
Total spaces required		90	

The site plan shows that 90 parking space are required where 90 spaces are provided meeting the parking requirement for the proposed use. The parking requirement for this use is met.

Landscaping Requirement:

Total required: 40%

Total provided: 40%

The minimum on site landscape requirement is met.

Site Access:

The site is accessed from two proposed driveways on 1980 West Street as shown on the site plan. There had been some discussion as to whether access could be moved to 9400 South. The Engineering Department had indicated that the preferred location for the driveways are on 1980 West as it is a local street. 9400 South is a collector street where access is limited and the driveway may not meet spacing requirements from the intersection.

Utilities:

The Engineering Department had determined that the City will have the ability to service the property with water, sewer, streets and storm drainage. The Police and Fire Departments will review any proposed developments at the time of subdivision application to ensure full serviceability.

MOTION: Councilmember Burton moved to approve Ordinance 18- 41 with the following modifications: 1) Drop off in front of building, signage for time; 2) Decrease the amount of units by one (59-60), and 3) Less parking stalls (90). Councilmember Jacob seconded the motion.

A roll call vote was taken

Councilmember Anderson	No
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	No
Councilmember Whitelock	Yes
Mayor Riding	No

The motion fails 3-3

MOTION: Mayor Riding moved to approve Ordinance 18-41, with the exception that ‘Temporary parking’ signs to be placed in front of the building. Councilmember Anderson seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	No
Councilmember Jacob	Yes
Councilmember Lamb	Absent
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 5-1

**DISCUSSION AND POSSIBLE ACTION REGARDING
ORDINANCE 18-42, AMENDING AND ADOPTING THE CITY OF WEST
JORDAN BUSINESS LICENSE FEES AS SET FORTH HEREIN AND
AUTHORIZING STAFF TO UPDATE THE CONSOLIDATED
SCHEDULE OF FEES AND SERVICE CHARGES**

Brock Hudson said, State law states: “[a]ll license fees and taxes shall be uniform in respect to the class upon which they are imposed.” The current fees for Business Licensing were adopted in 2005 and use a base fee plus a per employee additional fee calculation. Using a per employee calculation results in businesses within the same classification (i.e. medical, grocery, entertainment, etc.) paying varying fee amounts based entirely on the fact that they have a different number of employees, which creates a fee system that does not result in a uniform fee being imposed within a single classification as required by state law. The recommended fees are based on “Business Class” in accordance with Utah State Statute.

The City commissioned Zions Public Finance, Inc. to complete a Business License Fee Study (“Fee Study.”) The study was approved by Council on May 23, 2018, by Resolution 18-100. The Fee Study is included in the Council Packet.

The Fee Study, over the course of 44 pages, analyzed the actual cost to the City of licensing each of several classes of businesses in the City. The Fee Study found that the actual costs incurred by the City as a result of licensed business was \$2,251,557, but that under the existing system, business licensing fees only created a fee revenue of \$400,261 in 2017. The projected revenue under the current system for 2017/2018 based on licensing so far this year is \$386,205—approximately \$14,056 less than the 2017 numbers used in the Fee Study. Thus, the Fee Study concluded that City was undercharging business license fees and providing an “annual subsidy of \$1,851,316” to businesses from the City’s budget.

The Council and staff discussed clarifying questions regarding the larger businesses and the cap applied. Anything over \$1,500 should be phased in, or lower the cap to \$1,500. Business pays the full percentage of property taxes without the 45% residential reduction.

Councilmember Lamb arrived at 8:00 p.m.

Councilmember Whitelock stated that she had concerns about how we are going to notify residents/businesses that there will be an increase in fees. She would like to make a plan.

Brock Hudson indicated that he had been working on a plan with Kim Wells to insure that residents and businesses will be properly notified.

Rob Wall stated the newly proposed bill was to cover all municipal services rather than Police and Fire.

The Council and staff discussed at great length the structure of business license fees along with the disproportionate fee.

MOTION: Councilmember Whitelock moved to approve Ordinance 18-42, amending and adopting the City of West Jordan business license fees as set forth herein and authorizing staff to update the Consolidated Schedule of Fees and Service Charges in accordance with this Ordinance; and direct staff to have a letter sent to out by the City to all businesses regarding the increase in fees. Councilmember Anderson seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	No
Councilmember Jacob	No
Councilmember Lamb	No
Councilmember McConnehey	No
Councilmember Whitelock	Yes

Mayor Riding

Yes

The motion failed 3-4

The Council recessed at 8:38 p.m. and reconvened at 8:45 p.m.

Council and Staff made suggested modifications to the spreadsheet to determine the budget impact.

MOTION: Councilmember Jacob moved to approve Ordinance 18-42, amending and adopting the City of West Jordan business license fees as set forth herein and authorizing staff to update the Consolidated Schedule of Fees and Service Charges in accordance with this Ordinance; with the corrected dates of October 24, Modify Section 1, base fee \$100; per employee fee of \$5, and disproportionate equal to 5% of the maximum allowed. Councilmember Burton seconded the motion.

Councilmember McConnehey left the meeting at 9:16 p.m.

A roll call vote was taken

Councilmember Anderson	No
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	No
Councilmember McConnehey	Absent
Councilmember Whitelock	No
Mayor Riding	No

The motion failed 2-4

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 18-209, APPROVING INCREASES TO THE WATER, SEWER AND STORMWATER FEES AS CONTAINED IN RAFTELIS STUDY

Dave Murphy provided a brief history on the utility system in the City from approximately 1998 to present.

Kent Andersen stated that what the residence and businesses are looking for is predictability. They are looking for a phasing in overtime not a large increase that would shock their system. They would like to prepare financially for an increase.

Korban Lee discussed the many recommendations of the Raftelis Rate Study. He indicated that there are 164 possible scenarios. He discussed several decision points to get to a scenario that staff believes the council would adopt.

Staff recommendation was to adopt the financial plan increase rate structure from the water fees, from the Raftelis Study and a block structure for commercial irrigation accounts that is grouped by meter size. Staff also recommended a financial plan increase on the rate structure for water fees is the lowest dramatic increase to our largest water users. However, in time move towards a fixed charged rate structure. (2 years). Staff recommends a financial plan increase on the rate structure for waste water fees and that we adopt the storm water fees as proposed.

Dave Zobell and Todd Cristiano from Raftelis addressed several questions from the City Council.

Matt King, Finance Manager and Jeff Dazudo Plant Director at Dannon, addressed the Council and staff regarding the rate plan study and requested the Financial Plan increase was the most favorable for Dannon. They also recommended the one block system.

Council and staff discussed at great length the Financial Rate Plan and how it would affect our residents and business owners.

MOTION: Mayor Riding moved to adopt resolution 18-209 adopting Alternate 1, Financial Plan Increase, FPI and authorize staff to update the Uniform Schedule of Fees and Services, also to include from table 17 water block threshold variance for commercial and irrigation classes under commercial block one. Councilmember Anderson seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	No
Councilmember Jacob	No
Councilmember Lamb	Yes
Councilmember McConnehey	Absent
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 4-2

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 18-210, REGARDING A GRANT APPLICATION FROM THE CULTURAL ARTS SOCIETY OF WEST JORDAN REQUESTING MONETARY FUNDS AND BUILDING USAGE IN CITY HALL FOR THE REMAINDER OF FY 18-19, IN AN AMOUNT NOT TO EXCEED \$70,000.00

Korban Lee stated the Cultural Arts Society of West Jordan was requesting a grant in the amount of \$32,231.08. This number comes from (1) West Jordan City budgeted

appropriations for the Arts Council and Youth Theater, less budgeted revenues for the Arts Council and Youth Theater totaling \$41,150, (2) plus earned revenue year to date of \$14,182.85, (3) minus expenditures and encumbrances incurred thus far this fiscal year of \$23,101.77.

In exchange for this grant appropriation, the Cultural Arts Society of West Jordan will provide the following services to the West Jordan Community between now and the end of the fiscal year:

1. At least one theater arts show
2. One youth theater show
3. One band concert
4. One symphony concert
5. Two visual art shows
6. One literary arts activity

Furthermore, the Cultural Arts Society of West Jordan will seek additional funding through other government sources, private grants, and public donations. Each show, concert, and activity will make extensive use of volunteers from throughout the community and will promote the arts education and cultural arts opportunities throughout West Jordan.

By providing the specific services noted above, it is anticipated that the Cultural Arts Society of West Jordan will:

1. Provide a service that is determined by the West Jordan City Council to provide for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of West Jordan.
2. Deliver to the community of West Jordan tangible and intangible benefits through their proposed services.
3. By nature of using volunteers and seeking funds from other entities, provide the services above at a cost less than what West Jordan City would incur were it to try to provide the same community services directly.

Thereby, it is the recommendation of the Administration that we enter into this lease agreement and that we provide this grant to the Cultural Arts Society of West Jordan.

In addition to the grant, it is the desire of the Cultural Arts Society of West Jordan to enter into a lease agreement with West Jordan City for use of city facilities. The details of that lease agreement are still to be worked out.

If the proposed grant was amenable to the City Council, staff would prepare a budget amendment outlining the above grant, and would begin drafting a lease agreement.

Council and staff discussed at great length.

MOTION: Councilmember Whitelock moved to approve Resolution 18-210 regarding a grant application from the Cultural Arts Society of West Jordan requesting monetary funds and building usage in city hall for the remainder of FY 18-19, in an amount not to exceed \$40,000.00 Councilmember Anderson seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	No
Councilmember Lamb	yes
Councilmember McConnehey	Absent
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 5-1

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 18-211, AMENDING THE BUDGETS FOR THE GENERAL FUND, SPECIAL REVENUE FUNDS, CAPITAL PROJECTS FUNDS, ENTERPRISE FUNDS, AND INTERNAL SERVICE FUNDS FOR FISCAL YEAR 2018- 2019

David Brickey asked that this be continued until January 23, 2019, with a workshop on January 9, 2019.

VIII. REMARKS

Rob Wall stated, the resolution in the packet for water, storm water and waste water only addressed a part of the Council's decision for Alternative 1, Financial Plan Increase. It also did not mention the one-meter block issue. The storm water rate was a water rate increase. It was not based on the financial plan increase from the Raftelis study. It was his recommendation to redraft the resolution and adopt it after the closed session.

Councilmember Whitelock would like to be able to access the supplementary things to the agenda.

David Brickey stated that he was working on a solution to that problem and would report back to the Council.

IX. CLOSED SESSION

STRATEGY SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION; AND STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE,

**OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A
WATER RIGHT OR WATER SHARES;**

COUNCIL: Mayor Jim Riding, and Council Members Alan Anderson, Dirk Burton, Zach Jacob, Chad R. Lamb, Chris M. McConnehey, and Kayleen Whitelock.

STAFF: David R. Brickey, City Manager, and Rob Wall, City Attorney.

MOTION: Councilmember Jacobs moved to go into a Closed Session for a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. Councilmember Burton seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Absent
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 6-0.

The meeting recessed at 10:40 p.m. and convened into a closed session at 10:50 p.m.

**STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT
LITIGATION**

- Litigation Matter #1: 10:44 p.m. to 10:47 p.m.
- Litigation Matter #2: 10:48 p.m. to 10:54 p.m.

**STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE
OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR
WATER SHARES**

- 10:54 p.m. to 10:57 p.m.

**DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR
PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL**

- Employee #1: 10:57 p.m. to 11:07 p.m.
- Employee #2: 11:07 p.m. to 11:13 p.m.
- Employee #3: 11:13 p.m. to 11:17 p.m.
- Employee #4: 11:17 p.m. to 11:27 p.m.

- Employee #5: 11:27 p.m. to 11:32 p.m.
- Employee #6: 11:32 p.m. to 11:37 p.m.

The City Council reconvened the open meeting at 11:44 p.m.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 18-209, APPROVING INCREASES TO THE WATER, SEWER AND STORMWATER FEES AS CONTAINED IN RAFTELIS STUDY

MOTION: Mayor Riding moved to approve Resolution 18-209, approving increases to the water, sewer and storm water fees as contained in the Raftelis Study. Seconded by Councilmember Anderson.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	No
Councilmember Jacob	No
Councilmember Lamb	Yes
Councilmember McConnehey	Absent
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 4-2.

X. ADJOURN

MOTION: Mayor Riding moved to adjourn. Councilmember Jacob seconded the motion and passed 6-0 in favor.

The meeting adjourned at 11:46 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.

JIM RIDING
Mayor

ATTEST:

MELANIE BRIGGS, MMC

City Clerk

Approved this 27th day of February 2018