

MINUTES TO BE APPROVED

MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL MEETING

Wednesday, January 8, 2020

5:30 p.m.

Council Chambers
8000 South Redwood Road
West Jordan, Utah 84088

COUNCIL: Mayor Pro Tem Chad Lamb, and Councilmembers Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen.

STAFF: David Brickey, City Council Transition Advisor; Tangie Sloan, Deputy City Recorder; Mayor Dirk Burton; Korban Lee, Assistant City Manager; Rob Wall, City Attorney; Scott Langford, Community Development Director; Danyce Steck, Finance Director; Brock Hudson, Community Preservation Director; Brian Clegg, Public Works Director; Derek Maxfield, Fire Chief; Ken Wallentine, Police Chief; and Tauni Barker, Communications and Events Manager.

I. CALL TO ORDER

Mayor Pro Tem Lamb called the meeting to order at 5:30 p.m.

II. PLEDGE OF ALLEGIANCE

The pledge was led by Steve Jones.

III. CITIZEN COMMENTS

No one wished to comment.

IV. COMMUNICATIONS

MAYOR'S REPORT

- Mayor Burton welcomed the citizens and City Council to the historic Council meeting.
- The Mayor informed the Council of new businesses in West Jordan, and reported on a recent DARE graduation.

CAO'S REPORT

Korban Lee –

- Updated the Council on the progress of hiring a new City Recorder.

Tauni Barker –

- Reported on the recent induction and oath of office ceremony.

Derek Maxfield –

- Reported that the Fire Department received new self-contained breathing apparatuses and had begun training with them.
- Reported that the West Jordan Fire Department was invited to participate with Utah Task Force One.

Brian Clegg –

- Reported that Zone 3 North water tank was under construction with estimated completion in spring of 2021.

CITY COUNCIL COMMENTS/REPORTS

Councilmember Pack –

- Expressed gratitude for the opportunity to serve on the City Council, and said his prime directive was the same as the prime directive in the West Jordan General Plan.

Councilmember Green –

- Thanked his family for their support, and expressed excitement to serve the City of West Jordan on the Council.

Councilmember Whitelock –

- Thanked Staff for the recent induction ceremony.
- Emphasized to high school students in attendance that individual votes matter, and encouraged them to be involved in the community.

Councilmember Jacob –

- Expressed appreciation for the trust placed in him by the citizens, and welcomed new Council members.

Councilmember Worthen –

- Said she had enjoyed serving in the community, and looked forward to serving on the Council. She thanked City Staff for their hard work.

Councilmember McConnehey –

- Thanked the community members who elected him for another term on the City Council, and welcomed new Council members. He encouraged new Council members to become familiar with City Staff and operations.

Mayor Pro Tem Lamb –

- Expressed excitement to work with the new City Council, and thanked the Council for the opportunity to have served as Mayor Pro Tem and Temporary Council Chair.

V. CONSENT ITEMS

- a. **Approve the minutes of December 4, 2019 as presented**

- b. Discussion and possible action regarding Resolution 20-01, approving a Real Estate contract between the City of West Jordan and Andrew D. Bolander for property located at 1431 West Bridgeport Way.
- c. Discussion and possible action regarding Resolution 20-02, approving a Public Recreation Easement Agreement with Rocky Mountain Power across property located at 1101 West 7800 South to accommodate the City's Trail Project connecting the Jordan River Trail to the Gardner Village Trax Station.
- d. Approve Resolution 20-03, confirming the appointment of Ammon Allen to the Planning Commission.

MOTION: Councilmember McConnehey moved to approve all four Consent Items.
The motion was seconded by Councilmember Whitelock.

A roll call vote was taken

Councilmember Green	Yes
Councilmember Jacob	Yes
Mayor Pro Tem Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Pack	Yes
Councilmember Whitelock	Yes
Councilmember Worthen	Yes

The motion passed 7-0.

VI. CONSENT ITEMS DISCUSSION

No Consent Items were pulled for discussion.

VII. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING THE ELECTION OF A COUNCIL CHAIR AND COUNCIL VICE-CHAIR, CONSISTENT WITH CITY CODE SECTION 1-6-9

The Council discussed duties and expectations of the Council Chair and Vice-Chair positions, with an emphasis on good communication and willingness to work together. Staff read duties of the Chair and Vice-Chair aloud from City Code.

Councilmembers Jacob, McConnehey, and Whitelock indicated willingness to be considered for the Chair position. The Council voted via computer, with Councilmember McConnehey receiving three votes and Councilmembers Jacob and Whitelock both receiving two votes. A coin was tossed to break the two-vote tie, with Councilmember Whitelock's name landing face-up. The Council voted between Councilmembers McConnehey and Whitelock via computer, with the following results:

Councilmember McConnehey – five votes
Councilmember Whitelock – two votes

Councilmembers Green and Jacob indicated willingness to be considered for the Vice-Chair position. The Council voted via computer, with the following results:

Councilmember Green – four votes
Councilmember Jacob – three votes

Newly-appointed Chair McConnehey requested that Councilmember Lamb continue acting as Mayor Pro Tem for the remainder of the meeting.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 20-04, CONSENTING TO THE APPOINTMENT OF KORBAN LEE AS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WEST JORDAN AND AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT

Mayor Burton stated he selected Korban Lee for appointment to the position of Chief Administrative Officer. Councilmembers Worthen and Green expressed confidence in the appointment of Mr. Lee to the position.

MOTION: **Chair McConnehey moved to approve Resolution 20-04, consenting to the appointment of Korban Lee as the Chief Administrative Officer of the City of West Jordan and authorizing the Mayor to execute an employment agreement. Councilmember Jacob seconded the motion.**

Mayor Burton confirmed there would not be a change in compensation from the amounts already budgeted.

A roll call vote was taken

Councilmember Green	Yes
Councilmember Jacob	Yes
Mayor Pro Tem Lamb	Yes
Chair McConnehey	Yes
Councilmember Pack	Yes
Councilmember Whitelock	Yes
Councilmember Worthen	Yes

The motion passed 7-0.

At 6:23 p.m., Mayor Pro Tem Lamb **moved** to take a brief recess. The motion was seconded by Chair McConnehey, and passed by unanimous vote (7-0).

The meeting reconvened at 6:34 p.m.

DISCUSSION AND POSSIBLE ACTION REGARDING SETTING A WORKSHOP FOR JANUARY 15, 2020

Scott Langford explained the suggestion that the Council hold a work session on Wednesday, January 15, 2020, to discuss the conceptual plan for a large potential development that would require significant offsite infrastructure as well as property annexation.

MOTION: **Chair McConnehey moved to schedule a workshop on January 15, 2020 at 6:00 p.m. in Council Chambers for the purposes discussed.**

The motion failed for lack of second. Staff suggested setting an end time for the workshop.

MOTION: **Mayor Pro Tem Lamb moved to schedule a workshop on January 15, 2020 from 6:00 – 8:00 p.m. Chair McConnehey seconded the motion.**

Chair McConnehey suggested using the phrase “no later than 8:00 p.m.” so that the workshop could end before 8:00 if business was completed. Councilmember Whitelock said she felt the subject matter should be given until 9:00 p.m. Chair McConnehey said he preferred not to set a time limit on Council discussion.

Mayor Pro Tem Lamb withdrew his motion.

MOTION: **Councilmember Whitelock moved to schedule a workshop on January 15, 2020 to begin at 6:00 p.m., and ask that Staff indicate to the developer that they have no more than 40 minutes to make a presentation, with the remainder of the meeting set aside for Council questions and discussion. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0).**

OPEN AND PUBLIC MEETINGS ACT TRAINING FOR 2020

Rob Wall provided Open and Public Meetings Act training, and answered questions from the Council. Councilmembers discussed forms of Council communication and what would constitute a “meeting”. Chair McConnehey expressed a desire to stay away from “gray areas” and carefully comply with the intent of the Open and Public Meetings Act.

VIII. REMARKS

Councilmember Jacob –

- Commented on the three motions it took to schedule a work session earlier in the meeting, and said he hoped the Council would be able to work together better going forward.

IX. WORKSHOP

STORM WATER FEE STRUCTURE

Danyce Steck explained that the City needed to change the method by which it computed the calculations for storm water utility for commercial properties. Residential properties would not be impacted. Ms. Steck proposed a fee calculation based on actual impact versus land owned, which would provide relief to low-impact properties such as parks, schools, golf courses, and retention basins, with a goal to remain revenue neutral.

CURRENT METHOD

- ERU = 4,000 square feet
- 75% impervious surface applied
- ERU limit – 215 (20-acre equivalent)

PROPOSED METHOD

- ERU = 3,000 square feet
- Actual impervious surface applied
- ERU limit = 435.6 (30-acre equivalent)

Ms. Steck presented comparative data for other cities, and explained the overall impact of the proposed change on commercial accounts. She proposed the following implementation plan:

- Effective date of July 1, 2020
- Communication letter (include current fee and changed fee)
- In-person meetings
- Period to apply for a credit for on-site remediation
- Meeting with City Attorney on accounts in protest

Chair McConnehey expressed appreciation for the proposed change, and for the way the situation had been handled by Staff.

Councilmember Green asked if six months would be enough time for property owners to transition their budgets. Ms. Steck responded that putting off the change would postpone the burden on those who should have a decrease.

Councilmember Jacob suggested a two-step transition, using Storm Water Fund reserves to temporarily cover the difference. Mayor Pro Tem Lamb said he would prefer implementation over a twelve-month period rather than over six months so the companies were not hit with the increase all at once.

Based on his professional experience, Chair McConnehey stated a longer two-step transition would not necessarily make the change easier for corporations. He said he appreciated Ms. Steck's suggestion for the communication letter sent to companies to include the question of what the City could do to make the change easier.

Responding to a question from Councilmember Green, Ms. Steck explained her plan for working with HOA and multi-family accounts impacted by billing correction increases.

Councilmember Green asked if there would be a way for companies to reduce their amount of impervious surface. Ms. Steck responded that the storm water cost might be less expensive for companies than the cost to water landscaped areas. Mr. Lee commented that artificial turf was considered pervious.

Councilmember Pack said he preferred the tiered approach, particularly for the smaller business owners.

Councilmember Jacob requested that Staff keep the Council apprised of comments and feed-back from the commercial customers as communication occurred.

DISCUSSION REGARDING A STRATEGIC PLANNING MEETING ON FRIDAY, JANUARY 24, 2020

David Brickey explained that Staff studied agendas from five different jurisdictions across the United States for ideas regarding strategic planning. He said all five jurisdictions set city-wide goals and included those goals in the budget process to ensure the goals were accomplished. Mr. Brickey requested Council feedback regarding the agenda for the strategic planning meeting scheduled for January 24, 2020.

Mayor Pro Tem Lamb said he would like the morning session to be set aside for Council discussion and goal setting, with the Mayor and Staff included in the second half of the day for discussion of important City issues and needs.

Mr. Brickey suggested the meeting begin at 7:30 a.m. on January 24th. The Council gave feedback regarding the meeting agenda.

DISCUSSION REGARDING FUTURE CITY COUNCIL WORK SESSIONS

Councilmember Worthen said she would like the Council to have at least one evening every month set aside for potential workshops. Councilmember Whitelock commented that most cities have regularly scheduled workshops. Councilmembers Whitelock and Green agreed with Councilmember Worthen's suggestion. Councilmember Pack agreed that, as a new Council, workshops could be beneficial, but emphasized that Staff should be allowed to meet with applicants in the established process without micromanagement by the Council. Councilmember Green said he believed the Council needed to have the time and opportunity in a workshop setting to gain more in-depth understanding of issues.

Mayor Pro Tem Lamb suggested scheduling a workshop on the last Thursday of February. Chair McConnehey suggested Woods Ranch as the topic for the workshop in February, and another workshop in April for an update on Woods Ranch and discussion of the budget. He suggested workshop meetings and regular Council meetings could often take place on the same day, and said he was not sure it was necessary to have a scheduled workshop day every month. Chair McConnehey said he was curious to see how the recent change in government would change how needs were met. He suggested scheduling specific workshop meetings for the big topics the Council knew were coming.

Councilmember Worthen said her suggestion to set aside a day every month for a workshop was to facilitate needs and topics the Council did not already know about. She commented that this was already done by every other city.

Councilmember Whitelock expressed the opinion that the Council did not tend to have good dialogue on the dais, which she felt was not fair to Staff. She said she believed

workshops helped accomplish better dialogue and direction to Staff. Councilmember Whitelock stated that City Codes needed to be updated, which would happen best in a workshop setting. She said she would prefer to have the date for workshops already set aside.

Mayor Pro Tem Lamb closed the discussion, with the intention to discuss the topic further at a later time.

X. *CLOSED SESSION*

DISCUSSION OF 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

MOTION: Mayor Pro Tem Lamb moved to go into a closed 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, and adjourn from there. Chair McConnehey seconded the motion.

A roll call vote was taken

Councilmember Green	Yes
Councilmember Jacob	Yes
Mayor Pro Tem Lamb	Yes
Chair McConnehey	Yes
Councilmember Pack	Yes
Councilmember Whitelock	Yes
Councilmember Worthen	Yes

The motion passed 7-0.

The closed meeting adjourned at 9:52 p.m.

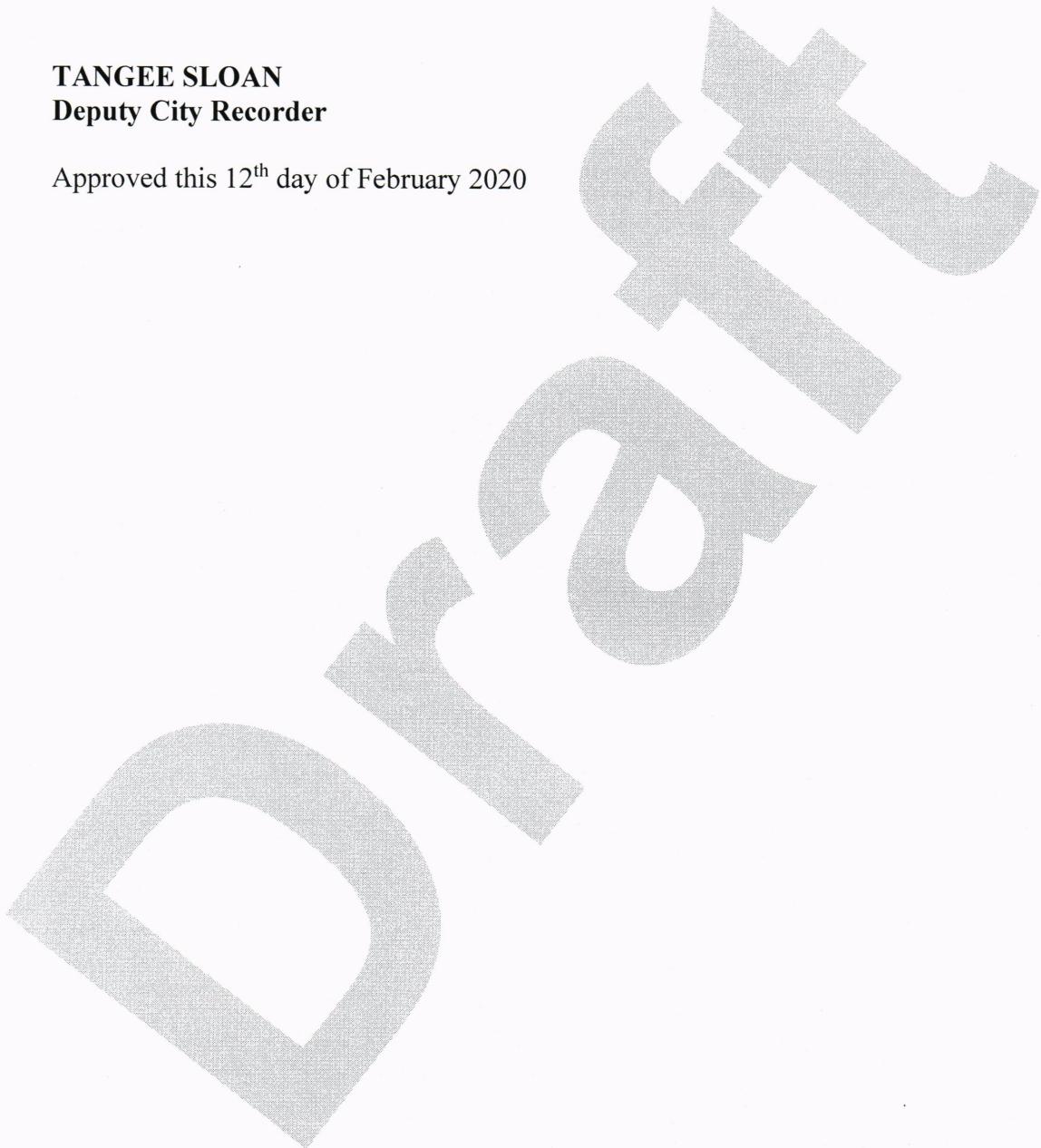
The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

CHRISTOPHER MCCONNEHEY
Council Chair

ATTEST:

TANGEE SLOAN
Deputy City Recorder

Approved this 12th day of February 2020

A large, faint, stylized signature of the name "CHRISTOPHER MCCONNEHEY" is visible across the page. The signature is composed of thick, blocky letters with a textured, high-contrast appearance, giving it a stamped or official look.