SOUTH JORDAN CITY
COMBINED CITY COUNCIL, REDEVELOPMENT AGENCY
AND MUNICPAL BUILDING AUTHORITY MEETING

May 4, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Director of Government Affairs Melinda Seager, Engineering Director Brad Klavano, Police Chief Jeff Carr, Associate Director of Parks Colby Hill, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Fire Chief Chris Dawson, IT Director Jon Day, Meeting Transcriptionist Diana Baun, GIS Coordinator Matt Jarman

Others: Attendance electronically via Zoom.

6:30 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present. She introduced the electronic meeting.

B. Invocation – *By CM, Gary L. Whatcott*

CM Gary L. Whatcott offered the invocation.

C. Pledge of Allegiance – *By Council Member, Patrick Harris*

Council Member Patrick Harris led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. April 20, 2021 City Council Study Meeting
D.2. April 20, 2021 City Council Meeting

Council Member Harris made a motion to approve the April 20, 2021 City Council study meeting minutes, and the April 20, 2021 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Jason McGuire said he attended the Bingham Court ribbon cutting. He is grateful they were able to participate in that and set aside nine units for affordable housing. He also attended the city's Art on the Town on Saturday, which was a great event with a bunch of different art vendors that came together for a mini arts festival.

Council Member Tamara Zander said she also attended the ribbon cutting in District 4. She was thrilled they could put that together as a council and staff and wanted to give a big salute to everyone who worked on that. She also attended the kickoff event for the mayor's new campaign on Friday night, it was a lovely event.

Council Member Brad Marlor said he also attended the Bingham Court ribbon cutting. It was wonderful, there were some great families living there including one of our police officers. They expressed how excited they were to live in that area. They probably would not be in South Jordan but for this particular opportunity of assistance to help them into this subdivision. He is excited to have them and many others. Also, he went to the Utah League of Cities and Towns meetings a few weeks ago and he felt they were very informative. There were great presentations and he benefited from them. He thought the keynote speaker, Arthur Brooks, did a tremendous job and it was inspiring to be there for that and all the presentations. He enjoyed meeting with council members and many others from other cities, it was a very worthwhile trip. He also attended the campaign kickoff for the mayor and it is great to have this wonderful group here and he wishes everyone running for re-election the best.

Council Member Patrick Harris said he also attended the Utah League's Cities and Towns conference in St. George. It was a wonderful experience out there. It is good to see things getting back to normal. There is a lot of representation that was out there, and he enjoyed having the governor speak to them and listening to his optimism he has for the state and the direction we are going.

Council Member Don Shelton said he was also at the Utah League of Cities and Towns conference and really appreciated Mr. Brooks and the governor's comments as well. He has listened to Mr. Brooks' book "Love Your Enemies" twice, he highly recommends it for all. It is really a great book. He has played pickle ball twice at Highland Park, the courts are terrific and appreciated. It is interesting to note that there are rules there about placing your racquet so your turn can come up, but there are no racquet holders to put your racquet in. He just wanted to share that so Administrative Services Director Spencer Kyle was aware. He visited with the Senior Advisory Committee this past week and they really struggled at trying to do an in-person and online combo thing because a few of their members are wanting to do online still. They are working on putting together and restarting their programs and getting more involved, possibly an outdoor activity coming up pretty soon. He wondered about them using our study room and being able to do an in-person and online meeting there?

Administrative Services Director Spencer Kyle said they are welcome to use it. He mentioned working with Community Center Supervisor Jamie Culbertson and having the next meeting in the conference room here.

City Manager Gary Whatcott said they have several conference rooms in the city that are built to use that technology both ways, so it does not have to be just here; there are several around the building.

City Attorney Ryan Loose said there is one near his office that they are welcome to use, it has a TV and everything needed for that type of meeting with easy access.

Council Member Shelton said it was a real challenge over at the Senior Center. He attended the mayor's campaign kickoff and enjoyed that and visiting with everyone there. He will be having a kickoff party before too long himself, he will send invitations when that is appropriate. He was also part of the Wattsmart workshop, a group that is working with the city on developing some energy efficiency ideas. This last workshop was really interesting to him because it was about reducing air pollution in the valley and how we do that. It is a good group to be meeting with and thinking about those things. There were some conversations yesterday between council members about the traffic situation, and in further conversation with Director of Intergovernmental Affairs Melinda Seager, they talked about the idea of surveying some of our residents, possibly periodically, throughout the course of this 10400 South shutdown. We have Qualtrics that can be used to survey, it wouldn't cost us anything to use. We would really have to design the survey carefully since it's based on self-selection and opting in, since more people who are upset would choose to respond versus those who are not. He was thinking that maybe, instead of asking questions like "are you happy with how things are going," we ask questions like "how have you changed your commuting patterns," things like whether they are now riding Trax or staying home. If they have changed roads, which roads have they changed to? Something to give us a sense of how people are handling it and changing their driving patterns, rather than whether they are happy about it or not. He is sure there are smarter people who could come up with the questions, but maybe they touch bases with the residents two or three times through the course of this to see how things are being handled. It might give us ideas on how we could adjust things to make it better.

Mayor Ramsey said she wanted to remind everyone that they are aware that 10400 South and Bangerter is now under construction fully and is closed. They do know that 12600 South is also closed and will overlap for the next 3 months. She hopes that residents will take to heart the reminder that this saves a great deal of public money, our tax dollars, doing it this way. It is cutting down on the amount of time the project is going to take overall and it will be done faster by doing it this way. There was a fatality and several other accidents that were very serious at 11400 South and Bangerter when that was being done, so in the spirit of safety and fiscal responsibility, and cutting down on the total time, this is why this was closed. They know it's going to be frustrating for everyone, they all drive it and are residents of the city. They also know it is going to be so much better when it's done, so they ask everyone to be patient and hang in there. Give yourselves some mercy, some extra time, and give those driving around you some mercy. We will make it through this and it will be worth it when it's done. She appreciates that the Bingham Court project was brought up, what a great day that was with so many members of our staff who were buying homes for the first time here in South Jordan because of that project. She appreciates the council, staff, and partnership with Ivory Homes to make that happen. It has been a very rewarding outcome on behalf of a lot of great people. She loved the League conference. She thought it was really well done and they were fortunate as a council to be the only city council that had the opportunity to meet Arthur Brooks. His book "Love Your Enemies" is so good and she would recommend it to everyone. It was a privilege to host the Women in Local Government lunch that they had there. They had Holly Richardson come and speak, she was fantastic. They wrapped up doing their Outstanding Educator presentations as far as the Jordan Education Foundation, and all of the schools in South Jordan that are district schools have had

an educator recognized. It has been a privilege to go around and thank teachers, she always thanks them on behalf of the council and they are always grateful for that. She had the privilege of attending the kickoff for the First Lady of Utah's initiatives. It was a service project where they assembled 1,500 "thank you" kits for foster families here in the state of Utah. They launched the podcast "First Lady and Friends" and as part of that they will be working on these initiatives that First Lady Abby Cox has, trying to be supportive of foster families, social and emotional learning, and adaptive sports. It might be a little early to mention this, but they are going to be putting together a really cool adaptive golf event at Glenmoor Golf Course as part of the First Lady's Initiatives. As soon as she has the details she will share them, Glenmoor is excited about it. The last thing she wanted to mention is the school board meeting she was at last Tuesday. Part of that meeting was the Region 6 PTA awards presentations. She was the Region 6 Director when she was elected. Michele Hollist, the Chair of our Planning Commission, is joining us electronically and she received an award at that presentation. Years ago Mayor Ramsey had the privilege of receiving an award from the Region 6 PTA and it was a treat for her to be there last Tuesday to hear that Michele Hollist received the Spirit of PTA Award for the Region 6 PTA. She serves at Jordan Ridge Elementary and she wasn't there to receive that award because she was here conducting Planning Commission. Mayor Ramsey just wanted everyone to know that she does a lot for this city, and in addition to serving on the Planning Commission, she does a lot with PTA and volunteers in our schools with students and teachers. It is no small thing to receive the Spirit of PTA Award, a lot of years of service goes into that, and to be chosen as the one for the entire school district to win that award is a big deal.

F. Public Comment:

None.

G. Public Hearing Items:

G.1. Ordinance 2021-09, amending Chapter 16.30 Water Efficiency Standards and Related Sections. (B*y Director of Planning, Steven Schaefermeyer)* **RCV**

Planning Director Steven Schaefermeyer introduced the presenters with the Jordan Valley Water Conservancy District, Alan Packard and Matt Olsen.

Alan Packard with Jordan Valley Water Conservancy District presented prepared presentation (Attachment A).

Council Member Harris asked Mr. Packard to review his last slide regarding block pricing.

Mr. Packard said that what they are calling "Block 1" water supplies is their existing sources plus the last phase of the Central Utah Project, called ULS that they are going to bring online in about 10 years. All of those water supplies will support their current boundaries and the buildout within those cities. The current service area can be met with Block 1 water if new construction within those boundaries meets the efficiency standards.

Council Member Zander said to clarify that Block 1 will cover the existing map, but all the golden (yet to be developed) parts will have to go to Block 2 pricing.

Council Member Harris said that even though it looks like the cost is double for Block 2, when you look at the water supply itself it is significantly more. The other costs look like they stay constant, but the water supply itself is significantly more expensive.

Mr. Packard thanked Council Member Harris for bringing that up, that it's the water supply cost that is over three times the amount for the Block 2 water supply itself.

Council Member Zander asked to go back to slide #6 on their presentation to ask for more information on "ULS" and an explanation.

Mr. Packard said the ULS supply is the blue block on the chart, it is going to come online in about 2030. That supply is Center Utah Project water stored in Strawberry Reservoir, then conveyed through Utah County to our treatment plant in Herriman.

Council Member Zander asked if the infrastructure has been started for this project.

Mr. Packard said yes, it has been started. They are in a very fortunate position that Central Utah Water Conservancy District has built virtually all the infrastructure to support that project and it's almost in standby mode for us if we needed it two or three years from now, instead of 2030; we could exercise our ability to get it sooner. We are deferring it, the further we can defer it we don't have to start paying for it until we actually use it.

Council Member Zander clarified that the infrastructure is there, they are not tapping into it because they are waiting and hoping to be more efficient, to push the date out. She asked what the cost would be to tap into that ULS water source.

Mr. Packard said the ULS is probably going to be about $600 per acre foot.

Council Member Zander asked if the ULS would be water sourced to all of the partnering cities.

Mr. Packard said yes, that's correct.

Council Member Zander said she toured a football stadium underground cement place and asked what it was called. She said the gentleman that took her through there was talking about these water sources. She loves the fact that this keeps getting pushed back.

Mr. Packard said they called that their terminal reservoir. He did want to mention that the Block 2 supply is being developed for those lands outside of our current boundaries, but it will also be available for those communities that decide not to opt in to the water efficiency standards. So, for those cities who decide they don't want to implement water efficiency standards there will be Block 2 water available. They are not going to turn off the water to those cities.

Matt Olsen with Jordan Valley Water Conservancy District presented prepared presentation (Attachment A).

Council Member Zander asked if church buildings were considered commercial landscape.

Mr. Olsen said they are considered institutional landscapes and they would fall under this as much as there is jurisdiction by cities. They understand that school districts are something the city may not have jurisdiction over and those are some of the areas that they acknowledge they may not be able to influence. They might have to work with them directly. In the case of a church, they would want to

see them dedicating a space to active play. If it's not, they would hope they would abide by these same principles.

Public Works Director Jason Rasmussen said they can talk about this after the presentation, how some of these standards have been implemented for South Jordan. In South Jordan, a church would be approved through a commercial site plan so they would consider that commercial for those purposes.

Mayor Ramsey said that an example of somewhere that has almost met these standards is the new Latter-day Saints Stake Center that is over by Mountain Creek Middle School, just off Copper Needle Way. If you look at their landscaping it looks as if it would meet these standards.

Mr. Olsen said it appears over the last few years there has been a shift with newer churches and their landscaping. He said they also recognize there are areas that will have an unforeseen impact on the city, one of the things they would like to offer is some funding assistance. They don't know yet if it will be a staffing concern, extra training or consulting services. Anything that the city has to do to accommodate for these water efficiency standards at this point, the Jordan Valley Board has approved a three year transitional grant. He believes for South Jordan the contract amount is about $60,000 that would be available to the city each year for at least three years. They are having discussions if it should be more than three years, but at this point that is what has been approved. That is something they want to make the city aware of, hopefully it helps as the city is transitioning budgets and various things to get the city to the point where it settles and we will have a better long-term understanding of what the impacts for this might be.

Mayor Ramsey asked for them to share the video, then she will open up the public hearing and have the council ask any questions they might have.

The video was unable to be played (no sound), here is the link to view the video (Attachment B) on YouTube: https://www.youtube.com/watch?v=Jq0s3r5z_JU

Mayor Ramsey excused City Manager Gary Whatcott for the remainder of the meeting.

Mr. Rasmussen said that they are unable to show the video at this time. He thinks Jordan Valley covered everything pretty well and encouraged those listening to watch the video.

Mayor Ramsey opened the public hearing. There were no public comments, the public hearing was closed.

Mayor Ramsey said there has been a lot of discussion about this and she has been a part of the board just under a year and a half. A great deal of work has gone into this by the staff at Jordan Valley Water and the comprehensive decisions and debates in trying to figure out how to make this work. Just yesterday, Governor Cox issued an executive order for water conservation standards on all state facilities because we need it. She appreciates the vision for really looking long term and trying to make sure there is enough water to accommodate all of the growth and the big picture long term. Any time someone says we need to plan for water she hopes they realize there is a lot of planning taking place to try and accommodate water.

Council Member Zander asked if this applied to front yards only, that we are not putting standards into place for backyards.

Mr. Schaefermeyer said he thinks it is important to understand this would apply to a side yard as well. Initially the standards did include backyards, and that is one of the issues they brought up, their jurisdiction. Even with code violations, it is really difficult to get into someone's backyard. From the street they can see it, they don't need permission to look at their yard, but the minute they start peeking over fences and trespassing on people's property it becomes a problem. They hope the residents would implement some of these standards in the backyard as well. The other thing to note is this is for new construction and rehabilitation. So, if you do a major renovation to your yard you would have to follow these standards. It is not applicable to current landscaping that is already installed, new construction only. Who knows what the future holds, Nevada is apparently trying to outlaw unusable turf, however they have defined that and he doesn't know how that works retroactively to existing, but this does not go that far.

Council Member Zander said Director Schaefermeyer has studied this, knows our city and how things work, she wonders how this is going to look aesthetically and asked for his opinion of how this is going to affect our city.

Mr. Schaefermeyer said if implemented correctly he believes localscapes have a great look and feel to it, better than wall to wall grass. The implementation is always the tricky part. We all have some neighbors that take great care of their yards and some who don't, but generally speaking he believes this is a direction the city needs to head towards. If done correctly it will look aesthetically pleasing. They already have people who think saving water just requires rocks everywhere and that's a challenge. They have had these discussions before, mowing grass is easy. Could there be other maintenance issues with maintaining turf versus planted areas? If implemented correctly he thinks it can look really great.

Mayor Ramsey noted as mentioned by Mr. Olsen, this would not be applicable per our ordinance to, for example, the Bingham Creek Regional Park necessarily.

Mr. Rasmussen said they don't have jurisdiction over the state or schools. The county generally has followed our ordinances and Mr. Loose can discuss whether or not they can push that, but grass is allowed in usable area. A large regional park with grass make sense. Why are we wasting water on grass that people don't use, play or sit on? A park strip is one of those places where few people really use the grass.

Council Member Harris mentioned backyards, he is guessing why we are not implementing this in backyards is because of things like trespassing; however, when it comes to new construction he believes when you close on a home the front yard or what is visible from the street has to be in, but the backyard is usually up to the homeowner. He asked if we have given any consideration to changing that, so it's not a trespassing issue, and saying prior to closing all your landscaping, including your backyard, has to be in so we can inspect it and check it out while it's under construction. That way we can see the backyard as well so we don't run into this future of too much grass in backyards that is going to cost more to replace in the future.

Mr. Rasmussen said he will let Mr. Loose discuss regulating landscaping in backyards, especially at the phase of new construction. He added they haven't looked at that, it is a challenge to get builders to put in front yard landscaping and it's a challenge to get it in before they've sold the home and demand to see a Certificate of Occupancy from us. The front yard landscaping is a challenge in and

of itself, so to add the backyard on it we would get a lot of backlash from the builder community. He hasn't seen it in other city ordinances, he would have to double check, but it doesn't seem like a common thing that cities require.

Mr. Loose said there are two aspects to this; legally you could do it to avoid the fourth amendment issues if you required it as part of the inspection at that level when we are doing everything else, such as seeing the whole house and yard to pass it off. There would be some issues with it, especially when it's colder and they are not putting in landscape yet. In those cases, we do a bond; making sure that bond gets done in the backyard afterwards once it's sold creates an issue with the fourth amendment "search and seizure," and that would be more difficult, but we could probably figure out a way around that. On the legislative side, when House Bill 98 came through, it was vetoed by the governor on technical issues dealing with flood plain management and water insurance types of things. He added he believes it is going to go through in the interim session, if not in the near future, and what that did was remove a lot of cities' abilities for design standards from A to Z. If a new person moving in buys a lot next to you and there is a vacant lot there, they can build a concrete square box and the city can't do anything about it, no roof pitches, no cladding; there are a few things the city can do but they're all on the edges. Included in that discussion, the developers and the bill sponsor put landscaping right on there, that the city couldn't regulate fencing, let alone require it, or landscaping in any manner. We pushed really hard back and got the front yard landscaping back in. He added he is on a small water board with Bart Forsyth from Jordan Valley and some others around the state and they pushed to have some of these principles statewide; meanwhile he was in negotiation with developers and House Bill 98 sponsors who said "just stay away, if they want all grass, they can have all grass or do whatever they want." They believed they should be able to do whatever they want, that we need to stop imposing government on people. The balance struck was front yard, so we can still require things in the front yard. It would be an interesting discussion with our legislature if we tried to go past the front yard.

Council Member Harris said thank you for the information, and he is good with that. He wonders if Jordan Valley has some lobbying efforts. To conserve more water they probably know what they need to do to extend beyond the front yard and side yards. The moment we have the abilities to work within those parameters, for him, that would be something to consider.

Mr. Schaefermeyer said he thinks when we talked about how far we should go beyond what Jordan Valley is requiring, in some ways they felt this was a big enough step because they have danced around the issue for years. This was a big enough step that they felt we needed to take, and if at some point the backyard comes into discussion we know there will still be plenty of development happening in South Jordan.

Council Member Zander said she and Council Member McGuire already live in Daybreak and there are landscaping requirements that are stricter than the city. She added it is not welcome when people look over fences, and she does not believe that is the right move for the city at all. She said the backyard is not the problem, it's the park strips. The water that is lost is in the park strips, we should focus on that and not worry about backyards. She had a few questions on page 12 of the presentation attachment A, number 3 says "landscaped areas shall be provided with a Water Sense labeled smart irrigation controller." She said she is all about water conscientious people, she has a park strip that is almost no grass, but she never wants to be a part of the government overreach. She is concerned on

number 3 that we are requiring a specific controller, she doesn't like that we are supporting a specific product.

Mr. Rasmussen said it is more a designation of functions, not a certain manufacturer of it. These types of controllers include a rain delay, ability to program stations; it is more so the function of it to help with water saving features versus a certain brand. There are many brands of controllers.

Council Member Zander said that makes her feel much better as she doesn't want to be endorsing a product.

Mr. Rasmussen said it's similar to Energy Star, most appliances you buy today have the Energy Star sticker and this is the same type of thing.

Council Member Zander said she is absolutely in favor of doing water wise water efficiency where it matters, she doesn't agree with looking in backyards and micromanaging people's backyards. She thinks the way they have done this is excellent, and wants to attack where the real problem is; not the backyards, but the park strips. This is where all the water is leaking into the gutters and sidewalks. Those were all of her concerns.

Council Member Harris said he was never proposing we look in people's backyards, but he does think in the long run, knowing the direction that water is going, during construction having standards and requirements might be an answer. However, he doesn't believe it needs to be policed after that. He asked how much of this is coming from growth, how much is coming from the drought?

Mr. Rasmussen said in Jordan Valley's forecasting, most of it is based on growth, but that also included where demand and supply is going to be. There are warming trends and certain factors that drought might play into, but it is more looking at the big pictures and focusing on growth; also incorporating what we know is coming along. There was a slide Mr. Packard showed that indicated temperature rising, and that's something that's taken into account in the long term supply picture.

Council Member Harris said Jordan Valley came out and spoke to them a few years ago and he remembered they had a conversation about secondary water and the idea that "water is water." It doesn't matter if it's coming through the culinary system or the secondary system. One thing that bothers him is when we see all these implementations in there, then they see people with secondary water systems that have a flat rate watering right in the middle of the hottest part of the day, multiple times a day. He knows there has been some talks about metering the secondary water system to stop that, but what can we do to stop waste. Not everyone that uses the secondary water system is doing this, but what do we do about the people that are just misusing it.

Mr. Rasmussen said that is the mentality for a lot of water users, he has talked with many of these users. He said we are starting to head in the right direction with that, getting water meters into a lot of secondary connections. They are going to be able to show residents what they are using and at a future point in time there may be a policy decision made that there is not a flat rate, there may be a usage rate. The first step is getting meters in, being able to show residents how much they are using and educating them on how much they should be using, whether it's drinking water or secondary water. Then, if we are seeing improvement and heading in a positive direction with reduction in secondary water use that may be enough. However, maybe there are other options we need to look at in the coming years to help manage that demand and overuse that happens with secondary water.

During the Planning Commission meeting for this ordinance, a resident asked about those who were on private irrigation feeds. They are not on the city secondary system, they actually have private weirs that come off the canals and it is managed by the residents. This resident asked if they should be regulated by a landscape ordinance if they are not pulling culinary water from the city system. Mr. Rasmussen actually looked up a sample of homes that are on these private irrigation systems and as shown on the slide in the staff report, 24% of residents really don't use any drinking water to irrigate their lawns, 20% use some drinking water to irrigate their lawns, and then 56% showed significant use. That's about most or all of the water being used to irrigate lawns that is from the city's drinking water system. The Planning Commission had actually asked him to bring this up with everyone here. They looked at the data and he can't recommend they exclude private systems to be exempt from this ordinance, but the Planning Commission requested that it was addressed with the city council.

Mayor Ramsey asked to confirm if this ordinance was retroactive. As she understands it, if they already exist and they already have their own private connection, they don't have to redo their landscaping because of this ordinance.

Mr. Schaefermeyer said they would say this was a landscaping ordinance, the overall goal is saving water and why not save water across the board. The reality is, a lot of secondary water users use culinary water because they don't get as many weeds. Guess where they use the culinary water? In the front yard where people see it and it looks nicer. They use the irrigation water for the backyard that is not on display, so this ordinance still applies to them. It might not be worth bringing up, but one of the biggest private irrigation water users is Daybreak. A lot of the institutional buildings out there are on the private irrigation system. It's not just accommodating 250 residents, it is also the challenge that a huge part of our community has secondary water that is on a private irrigation systems.

Council Member Harris had a question on the agricultural water, he notes that most of it is flood irrigated from what he has seen. What is going to use more water, 20 acres of farmland, or if that same land was developed out and you had quarter acre lots on it; would it be the homes with the watering lawns and water use, or that 20 acres of farmland.

Mr. Rasmussen said it depends on how they're using it. Typically with flood irrigation you are using a significant amount of water, and he would guess that would be more water versus developed with indoor and outdoor use. Ultimately, it all depends on what kind of system they are using to irrigate the farm.

Council Member Harris asked to confirm that in many cases, when something converts from a flood irrigated farm to development, we actually save water?

Mr. Rasmussen said yes, and in fact, there are still residents here who flood irrigate their yard and there are plenty of examples showing that is an inefficient use of water.

Council Member Shelton asked if we have considered eliminating park strips in new developments, just putting the sidewalk right on the curb.

Mr. Rasmussen said one of the reasons you see park strips in colder weather climates is so there is somewhere to put the snow. If you go to Las Vegas or warmer places they don't have a need to push snow off the ground into that park strip. There are aesthetic reasons to have a park strip. We have a

few areas in the city that have curb adjacent sidewalks and when we come by with the plow trucks and push snow onto the sidewalks, the Parks Department then has to push the snow off the sidewalks back into the road; that park strip allows for a place to put that. There are other reasons too, but that's one area where it helps with snow.

Engineering Director Brad Klavano said another reason for park strips is ADA issues with the drive approaches. If you don't have a park strip and you have curb adjacent, at the drive approaches you have to come back to the upper part of the drive approach because the wings don't meet the ADA for handicapped.

Mr. Schaefermeyer said when you get to the park strip that's where the incline is, when you get to the sidewalk it levels out. There are good examples of having curb adjacent that is aesthetically pleasing and you put the trees behind the sidewalk, it can certainly be done, but there are challenges also. He hesitated to be the one to speak up first, partially because Planning, Engineering, Public Works and Parks, they all come at this from a different perspective; park strips are one of those things that get continually discussed in the city.

Mr. Kyle said from a Parks point of view, park strips will always be difficult to maintain looking good with the heat coming off the road, the salt that comes off during the winter, the narrowness. They are always going to be one of the most difficult things to landscape and maintain but if there are opportunities to explore that and figure out ways to do it efficiently they should be discussed; he hadn't even thought of the ADA issues until Mr. Klavano brought it up. If that is something that the council had strong feelings on, they would all be willing to talk about it. However, from the Parks perspective and the maintenance standpoint, curb adjacent would be a lot better, and you would get better trees putting them behind the sidewalk rather than where they are now in the narrow park strips. Each department will have their own perspective on park strips.

Mayor Ramsey said there is the public safety perspective as well. She remembers they had a conversation about a development and the city required a certain amount of park strip distance so that there was a buffer between the sidewalk and the road, so she can't help but think about that.

Mr. Schaefermeyer agreed that sidewalks with park strips are much safer to walk on.

Mr. Loose said from a development community side they generally don't care as long as you lessen the right of way they have to give, but if you try to widen sidewalks and make them pour more concrete, incur more costs, you hear about that a lot. In fact, South Jordan's sidewalks are a little bit wider than other cities and they are looking at every yard of concrete, every foot that they have to dedicate as right of way; all of those are considerations.

Mr. Schaefermeyer said if we pass this ordinance, they are planning a follow-up meeting to talk about things like enforcement, educating builders, etc. They have some educational materials they are trying to put on the web and they are going to follow up on the park strip conversation; it has been started and they will continue it.

Mr. Kyle said one of the next steps is to develop a park strip master plan that they bring back to the city council, but they wanted to wait and get the new standards adopted before they moved forward with any master planning process.

Council Member Marlor said that his son is actually building a home in Daybreak right now, the entire landscape around the home is fundamentally legislated by the HOA and the builder, and it has to be completed before they will finish. He mentioned they get a piece of grass and that's all they get, but they are okay with that because there is a park across the street that is open for everyone to use. They even have two types of grass there, one that doesn't have to be watered as often. If we could provide some incentives or encouragement to say they'd love to see the entire landscape done in a water efficient manner, why can't we do that and advocate for it. They are doing that and enforcing some of those things in Daybreak right now. He thinks over time we are seeing lots getting smaller, some of it is the expense for water and it's becoming more and more expensive to live on larger lots. Having all that grass is a lot to maintain. He thinks education and encouragement where they can is a great tool as these lots are being developed, he doesn't think we need to legislate backyards.

Mr. Schaefermeyer said that Mr. Rasmussen can discuss the efforts with Jordan Valley's help that we are making on park strips and maybe one day that expands to giving people incentives on what to do with their backyards.

Council Member Zander said she agrees with Council Member Marlor, that what is happening is Daybreak is they already have landscape design guidelines so when you move in, there are rules. They know they have to adhere by those rules. She said her husband actually tore out more grass than they allowed for because they are water conscious. She is supportive of this. Back to the park strip discussion, maybe this is something they bring up again, she doesn't want to see park strips go away because of safety. She likes moms and kids removed from the curb and gutter so if a car goes awry she'd rather have it hit the curb. She likes having the wider six foot sidewalk, but if they needed to narrow the park strips a little bit, she would be find with that because their park strips in Daybreak are quite wide. They just need to stop planting sycamores in the park strips. If they have better standards for their trees, they would be fine; but she doesn't want to lose tree lined streets either. If you drive around South Jordan it looks different from the neighboring cities because we have tree lined streets and we don't want to lose that.

They attempted to play the video again, however it did not work.

Council Member McGuire made a motion to approve Ordinance 2021-09. Council Member Zander seconded the motion. Roll call vote was 5-0, unanimous in favor.

> G.2. Resolution R2021-09, adopting a Final Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah made taxable by law for the year 2021. *(By CFO, Sunil Naidu)* **RCV**

Mayor Ramsey said this is to approve the final budget, the tentative budget was approved at the last City Council meeting.

CFO Sunil Naidu reviewed the staff report.

Mayor Ramsey opened the hearing for public comment. There were no public comments, the hearing was closed.

Mr. Naidu reviewed the questions Council Member Shelton emailed him prior to the meeting regarding the budget. The first question was, based on the tentative budget, whether this should be called a tentative budget or the annual budget of the city. This is still a tentative budget until it's adopted, then it will become the annual budget. The next question was in reference to page 26 of the budget book, this was part of the Budget in Brief and this particular section had to do with staffing records of the city. At the top there were new full time employees (FTEs) approved by the council and Council Member Shelton's question was related to the Executive Budget; this page indicates about a 40% increase in the Executive Budget over the 2019-2020 budget, with no new employees this seemed like a large increase. Mr. Naidu said that in the first row, Executive Budget 2019-2020, this is a reporting requirement. Any time they report actuals in the form of a table on a budget they are required to present three years' worth of information. The first column that Council Member Shelton was referring to (2019-2020) is not really a budget, it is the actuals. The city is required to publish the actuals as of the last prior fiscal year, and then show the current year budget, followed by a projected budget for the upcoming year. As we all know, the employee related costs are based on adopted or approved FTEs by the council, so this number is attached to it. We also understand that we don't necessarily spend everything that the council has allocated for many different reasons, a vacant position during a transition period, employee turnover, etc. That section will always be a savings, and that applies to all budgets. Right now he is budgeting for 18 new FTE employees that the council approved. He doesn't know who we will be hiring, if those employees will be tier 1 or tier 2 retirement system or what kind of insurance they will have; he has to account for full cost. We are not going to fill those positions until the new fiscal year, and depending on when they hire a single person then we are saving that much money within that line item for insurance, retirement, or whatever it may be. That savings, if you look at the first column with the actuals, is the difference. If it is for sure that we are not going to use it in the future years, or because we hired a certain category of employees, then he will apply those differences in the following budget cycle when he prepares that budget. If you look at the budget to budget comparison, the actual increase from 2019 to 2020 was 7%, which is about $89,000; 2020-2021 is about a 5% increase. This year, depending on the size of the department, average increase in the employee cost is between 5% and 7%. The next question from Council Member Shelton was similar, looking at Parks there was a 34% increase but that was comparing actuals to budget, actual increase was 3% from 2019-2020 and 6% from 2020-2021 to the current budget that we have. The council did approve two new employees for Parks. There was another similar question related to the Water budget on page 27 with the same scenario of looking at actuals versus the budget; the council approved three new employees for the Water Department this year. The next question he had was found on page 38, related to the Revenue Graph and Revenue Projection; specifically that it shows an increase in property tax. Based on the red projection it appears that adding 1,000 homes yearly only increases property tax revenue by around $486,000 dollars. Mr. Naidu added yes, that is what the chart is portraying and he explained that our average home value in South Jordan is about $400,000. If we build 1,000 homes, the assessed value of those new homes based on that average would be about $400 million dollars. If we take that into account, along with the exemption, only 55% of those $400 million dollars is taxable, which comes out to about $220 million dollars. That amount, multiplied by our tax rate of .001738, the actual new growth revenue comes out to be a little over $380,000. However, not all new homes will be primary residences, so when he looks at it he has to guess on the projections; instead of $380,000 he put $480,000 thinking that there will be some secondary residences that will be fully taxed. Throughout

that taxable year more will come up and we may even realize more than the projected $486,000. If we look at the average new growth revenues in the last five to six years, it was hovering about $500,000. The next question is related to page 42, which deals with the telecommunication tax. Council Member Shelton asked what the reason was for the drop in revenue here. Mr. Naidu explained that is a franchised tax revenue and we see the actuals have been going down. Telecommunications companies pay franchised tax on infrastructure and things they provide, but his guess would be that everybody is going to cell phones and the actual physical infrastructure is diminishing. Therefore the actual revenue is going to go down too.

Council Member Shelton asked if this dealt with landlines only.

Mr. Naidu confirmed this deals with landlines only.

Council Member Shelton asked if cell phones come in somewhere else.

Mr. Naidu said they are different. They used to have $1.00 per cell phone, but then they reduced it to 3.5%, he believes now it is 2.5%-3% maximum. We still get that and it is included in the numbers discussed above, however the franchised tax is going down so quickly that we are seeing the net decrease more substantially. The next question from Council Member Shelton was in reference to page 58, specifically where the capital improvement projects are at Mulligans this year. Mr. Naidu said the details of the projects are not found in this report, but the Enterprise Fund Budget is found towards the end of the budget book and when you get to that point you can see the budget on page 159, Capital Expenditures of $467,000. He added when they went through the Capital Project section of the budget session they talked about this and that there were five specific projects that were proposed by Mulligan's, which was part of the project. Number one, replacing the irrigation pump at the water fountain, which costs about $200,000. They were going to re-do the mini golf lighting which is about $150,000, some changes to the baseball netting for $20,000, satellite box replacement for $20,000. Lastly, buying seven new golf carts and a mower for about $77,000. Those were the five projects included in that budget. The next question was from page 68, related to significant revenue changes in 2019-2020 and actual and budget for 2021-2022. If we look at these numbers, number one License and Permits, this line item had an actual from 2019-2020 of $4 million dollars, adopted amount for the current deal was $3.5 million dollars. As they were working on the budget they were not sure what was going to happen with COVID and we still are in that uncertain time, so they are budgeting a little lower than where they ended up in 2019-2020. They are doing a lot of permits so that revenue may come back, but as that comes back they will readjust to where it will be. For now this is just a budget where they felt comfortable with this amount as a good projection and will definitely realize that revenue. The next question was based on Intergovernmental Revenue which is the next one down, with a reduction of $2 million dollars; the question being what is Intergovernmental Revenue. Intergovernmental Revenue is revenue that we receive from within governmental type entities, like federal, county or state.

Council Member Shelton asked if this was grants primarily.

Mr. Naidu said it is a lot of grants. The numbers that we see for 2021-2022, they are pretty much all grants. Prior to that, as the 2019-2020 actual reflects $2 million dollars additional money, that was the Class C road funds. Up until last year we had been reporting Class C road funds in the general fund, followed by transferring into the Capital Project Funds to do all the capital projects. Last year

he changed the reporting structure where he accounted for Class C funds directly into the Capital Project funds, not having to flow through the general fund.

Council Member Shelton asked if this was primarily a reporting change.

Mr. Naidu confirmed Capital Project Fund projects are reports towards the back of the budget and you can view those amounts there.

Mayor Ramsey said she appreciated that clarification as she was thinking we were down $2 million dollars in grants and was starting to wonder what they could do to build that back up.

Mr. Naidu said the next question was related to Administrative Fees going up. The Administrative Fee is what the general fund charges to Enterprise Funds for providing services. We charge fees to Water, Sanitation, Recycling, Legal, all the different departments; the Legal Department for example is a service that we provide to other departments. There is a formula they use for how much they charge, it is not an arbitrary number. Very regularly, every year to every other year, they have all the departments submit information showing how much time each of the employees spend in providing all of those services; from that they create formulas and put the numbers together. This year they did that so they captured more because those expenses had increased over the years. The next question was on Charges for Services, which had a decline. This was the next line item down and the charges for services includes many line items. There were two particular line items Mr. Naidu felt we would not be capturing at least the previous year's revenues and they were the regular ambulance fees and zoning and subdivision fees. We have two types of ambulance fees, one is the regular ambulance fees and the other one is the inter-facility transfer ambulance fees. The inter-facility transfer fees are doing great, the revenues are coming in as projected and higher. However, the actual ambulance services side of this is lagging a little bit. Regarding the zoning and subdivision fees, if we don't do a lot of zoning and subdivision then we don't get those fees. Due to changes there, the reduction in revenue is accounted for. On the same page there was another question regarding Miscellaneous Revenue, which is the very last column. This decreased quite a bit, this is related to two specific items within that category. One is the interest revenue, where a few years ago we were earning 3%-4% interest rate, we are currently at 0.4% interest rate. The current budget we are in had almost $1 million dollars budgeted as interest income, year to date ending March we have received less than $300,000. With only April, May and June left there is no way we are going to capture $800,000 in interest, therefore there is a reduction in revenue projections for the upcoming year. The other reason for the reduction in Miscellaneous Revenue is more of a budgeting item, we don't budget sale of our city's capital assets during the fiscal year, and it gets recorded through the Miscellaneous Revenue line item. In the budget process we don't know what will be sold, so that cannot be budgeted in the Miscellaneous Revenue Category. When you see next year's budget, on the spreadsheet under the prior year's actual, you will see the number increase. On the same page, Council Member Shelton asked to clarify those categories and what is included in them. Specifically, Intergovernmental Revenues, which have already been discussed related to grants and no longer reporting Class C road funds there anymore. He also asked about Admin Fees and that has already been discussed. Charges for Services has charges related to building and planning, engineering, fire and ambulance fees, false alarm charges; there are a lot of small items like fire classes and burial fees, park use fees, facility rental fees, all those that do not themselves generate a bunch of revenue. Then you have your

Miscellaneous Revenue categories which we already discussed. The other line items are related to Summerfest with vendors and other items.

Council Member Zander asked if burial fees were referenced, and wondered if we were not collecting sufficient amounts to bury people so that they city had to offset those charges.

Mr. Naidu said the burial fees are the fees we collect. Right now, we are collecting enough fee to bury someone, open and close graves, and things like that. The cemetery used to be its own fund, back in 2012 the council voted to dissolve that fund and absorb it in to the General Fund for Public Works to maintain. Therefore we are not really collecting all the maintenance, within the Public Works budget they take over and do the maintenance of the cemetery just as any other park. Another part of Miscellaneous Revenue is the credit card rebates. The city uses credit cards to purchase things and a long time ago, in 2005-2006 the city switched from a Zion's Visa Card to US Bank where they had a special promotion; if we had their card 2%-3% of our expenditures would come back to us. We are still part of that initial plan, it no longer applies to new applicants, but it still applies to us and we can fund a $30,000-$40,000 employee with that rebate coming in.

Council Member Zander asked if every card in the city was a part of that program.

Mr. Naidu said yes, they are.

Mayor Ramsey said it was amazing that it covers one employee in that salary range.

Mr. Naidu said the next question Council Member Shelton had was dealing with the Redevelopment Agency (RDA). His question was where he would find the information about RDA. The fund balance number is on the same page as RDA, combined as a Special Revenue fund that included three different funds (RDA, CDA and Housing fund). We saw the fund balance of about $11 million dollars, which is the combination of what we are projecting to have as a fund balance at the end of the fiscal year 2022 budget.

Council Member Shelton asked if that was all for housing.

Mr. Naidu said no, the housing portion estimate as of today has about $6.9 million dollars out of the $11 million. In the actual RDA portion we had higher dollars but we used some recently for a few things. Right now the RDA in his estimation has about $700,000 and the goal is to have about $1 million dollars in that RDA fund to be able to do stuff as it comes.

Council Member Shelton asked how much we could use towards other housing projects like the one we did.

Mr. Naidu said the budget is split between different funds, you have General Funds, Enterprise Funds, Special Revenue Funds, Debt Service Funds and Capital Project Funds. Towards the end of the book you will find the Special Revenue Funds, however the reporting requirements are not similar to General Fund reporting where you show fund balances and things like that, it is more similar to Enterprise Fund reporting and therefore you will not see the exact fund balance as it has to be calculated.

Council Member Shelton asked if there is a reason we wouldn't want to carve that out and report it, the housing portion of the budget.

Director of City Commerce Brian Preece said if you look at the annual report that the RDA does, that everyone gets a copy of every August, it is in there. In fact there is a spreadsheet that pretty much shows every dollar the RDA has spent since it started in 1990.

Council Member Shelton made a motion to approve Resolution R2021-09. Council Member Harris seconded the motion. Roll call vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)

Council Member Marlor made a motion to recess the City Council meeting and move to a Redevelopment Agency meeting. Council Member Shelton seconded the motion. The vote was unanimous in favor.

G.3. Resolution RDA 2021-03, adopting a Final RDA Budget for Fiscal Year 2021-22. *(By CFO, Sunil Naidu)* **RCV**

Mr. Naidu said there are no changes from the tentative budget and reviewed the staff report.

Mayor Ramsey opened the hearing for public comment. There were no public comments, the hearing was closed.

Board Member Marlor made a motion to approve Resolution RDA 2021-03. Board Member Harris seconded the motion. Roll call vote was 5-0, unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING (RDA) AND MOVE TO MUNICIPAL BUILDING AUTHORITY MEETING (MBA)

Board Member McGuire made a motion to adjourn the Redevelopment Agency Meeting and move to Municipal Authority Building meeting. Board Member Marlor seconded the motion. The vote was unanimous in favor.

G.4. Resolution MBA 2021-02, adopting a Final MBA Budget for Fiscal Year 2021-22. *(By CFO, Sunil Naidu)* **RCV**

Mr. Naidu said there were no changes to the tentative budget.

Mayor Ramsey opened the hearing for public comment. There were no public comments, the hearing was closed.

Board Member Zander made a motion to approve Resolution MBA 2021-02. Board Member McGuire seconded the motion. Roll call vote was 5-0, unanimous in favor.

ADJOURN MUNICIPAL BUILDING AUTHORITY MEETING (MBA) AND RETURN TO THE CITY COUNCIL MEETING

Board Member Zander made a motion to adjourn the Municipal Building Authority meeting and move to the City Council meeting. Board Member Harris seconded the motion. The vote was unanimous in favor.

H. Discussion Item: King Benjamin Court financial update. (By CFO, Sunil Naidu and City Attorney, Ryan Loose)

CFO Sunil Naidu said this is related to the King Benjamin/Holland Park gate that was created in 2012 in response to resident requests. In 2015 there were still some outstanding collections from the construction of the gate. For a few reasons the city decided the gate was not necessary there and the gate was taken away and the road was opened. At that point in time a resolution was brought forward to dissolve the Special Service District, but to do that all obligations had to be met. With the outstanding balances the question at the time was how to proceed. The council's direction was to continue to collect those outstanding debts, and for the last five years the city has been sending out invoices, notices and even calling the residents only to be told not to call back. The discussion back in 2016 was that we would follow through the normal process and if in five years it was not paid they would put liens against property to collect that money. We are talking about $365.00 a piece for some properties, $200.00 for others on 11 of these properties, for a total of about $2,800 at maximum. The home values in this area are at least $1.5 million and they are being asked to pay at most $365.00. We have been trying to do our follow-up and send invoices, and there are still 11 residents who have not paid from the beginning and he does not believe they will pay. Our intent is to dissolve the Special Service District as soon as possible, but in order to do that they need to resolve the obligation side of things. Tonight, he is asking for direction from the mayor and council on what they would like him to do.

City Attorney Ryan Loose said the two options here are to lien the home or walk away. If we walk away from these 11 unpaid properties the other residents have already paid their share.

Council Member Shelton asked how many residents paid in full.

Mr. Naidu said around 49 of the residents paid in full.

Mr. Loose said there are about 60 properties total.

Mayor Ramsey asked if we knew how many of those homes could have potentially turned over and been sold to someone else, or are they all the original owners that were there back when this happened in 2011.

Mr. Naidu said a lot of home ownership has changed.

Council Member Shelton asked if we give them one more opportunity, a final notice that we are going to file and place a lien on their home, do we have the right to also charge the filing fees.

Mr. Loose said yes, in the process we can collect administrative fees too. We haven't done it before.

Mr. Naidu said we would not incur fees, once we file the lien it becomes the county's responsibility and the county would put the tax lien on them.

Mr. Loose said he believes this question was related to the administration of sending them the notice and the filing, our administrative time. He said we can charge the administrative time, he doesn't know that we have been doing that up until now, but generally you legally can.

Council Member Marlor said he believes we should give them one more opportunity to pay for these expenses that they all agreed to, and if they decide not to we should charge them an administrative fee and file a lien. They have had years to resolve this, they could have taken care of it a very small piece at a time. Instead they are being belligerent and saying that we won't file a lien, and he says we should do it.

Mayor Ramsey said she is wondering how many of these 11 homes have changed ownership since this happened.

Mr. Naidu said it was in 2016 that the council decided to move forward with collections, and in five years come back and revisit it.

Mr. Loose said any buyer has notice of the obligation should they choose to read that huge pile of documents when they sign. They have had the opportunity to read the paperwork. There is a third option, a settled amount that the council authorizes staff to accept to discharge the full amount. However, he doesn't know how that would be figured out. Many obligations change hands when you buy a home, you are held to know what those obligations are. If you buy in an HOA, and you say you didn't know there was going to be an HOA fee, they generally don't care you still get charged. These things are in the title report, in the documents, that is how legal noticing works.

Mr. Naidu said most of these residents say they were not part of this, they didn't make that agreement so they are not going to pay for it. They even had one home turn over this year that falls within those 11 homes and he talked to the County Assessor's office who assured him that anyone buying those properties will see the certificate that tells them about the obligation and amount.

Mr. Loose said on their County Property Tax notice, this is one of those items listed.

Council Member Shelton said he agrees with Council Member Marlor.

Council Member Harris said we have gone through a lot of staff expenses to collect $2,800 and that's the part that fundamentally he doesn't agree with. He understands the principle of things, but if it is costing us more money than we are trying to collect, this concerns him as a steward of all tax dollars.

Council Member Marlor said if you give them a final notice that we are going to file a lien for a certain amount it will get their attention. They had an opportunity to review that title commitment, he certainly looks at a lot of them and "buyer beware."

Council Member Zander agrees with Council Member Marlor, we notified them. We went through the public hearings that were long and drawn out, they tried to be so kind and thoughtful about how to end the gate problem. So, for them to ignore belligerently this $360.00, if they can afford to buy a home in that neighborhood they can read their title. She agrees that we should hold them accountable.

Council Member McGuire agrees with Council Member Marlor that we need to hold them accountable.

Mayor Ramsey doesn't love the idea because her home buying experience has been that the title companies just want you to sign everything and then get out, no real opportunity to go through it all. There could be some homeowners who may not know about this and wonder why we are putting a

lien on their house. She thinks we will hear about this later on. She wasn't here in 2016 or 2011 to hear the long drawn out process so she can appreciate that, but she doesn't love the idea of going towards a lien. She thinks giving a final notice at first is agreeable.

Council Member Marlor said they are belligerent enough that they are telling Mr. Naidu or staff members "don't call back."

Mayor Ramsey asked if he thought it was because they sincerely maybe weren't part of it at the time, or just because they think the longer they ignore it, it will go away. She would love to understand why they are responding this way.

Mr. Naidu said if you look at all the property owners at Holland Park, none of them were there when this was created and they continued to pay their maintenance costs without questions.

Mr. Loose said the developer obligated them to that before they ever bought. From the standpoint of what they did or didn't know, we don't know if they did see it and they made a deal with the seller to discount it. What we do know is they had notice and opportunity, these things are fairly common having tax assessment liens on homes. He knows that is a big stack of paperwork, but everyone has the opportunity to get representation and look through it if we don't feel comfortable doing that ourselves when we buy a home.

Mayor Ramsey said she gets that and she doesn't have to love the idea. However, she thinks the direction is clear; a final notice that a lien is going to happen if this isn't paid and then we will anticipate having these residents come and chat with us at a future meeting.

Mr. Naidu said if they came in from 2016 until now, they will wonder why they are paying for a gate that isn't even there. They don't know.

Mayor Ramsey said they might be upset because they're thinking it's not even their thing, they didn't live there when there was a gate. They weren't around when this was a thing and everyone agreed to it, just like she wasn't here to experience all that. If they weren't here they really might wonder why they are being charged for it.

Council Member Marlor said it isn't fair to the residents who have stood up and said this is an obligation, we need to pay it, and they have.

Mayor Ramsey said it's tricky but it sounds like they have a consensus.

Mr. Loose asked, on behalf of staff, that once the final notice is sent we don't go back and change it. That if they don't pay, we file the lien and let it work through the process.

Council Member Harris asked if we are saying this does not need to come back to council that we are just moving forward through this process.

Mr. Loose said there was nothing requiring staff to come to them at this point, but they know it is just a sensitive item and matter, and one that they want to make sure everyone is on the same page for.

Council Member Harris said a gate shouldn't have been placed in the first place, but the residents voted for it and it was allowed.

Mayor Ramsey said she believes the direction is clear, to send a final notice with information that there will be a lien if the balance is not paid.

Council Member Zander asked when that notice is sent, how much time will they have to pay it before the lien is placed on their property?

Mr. Naidu said they can choose, but probably a month. He is thinking they will send it certified mail so they will have to sign off and it can't be missed.

Mayor Ramsey said they want to give them every chance to know that the letter has come and to know what it is.

I. Staff Reports and Calendaring Items:

Assistant City Manager Dustin Lewis said that on the work session for the May 18 meeting they actually have some open time. Mayor Ramsey and Council Member McGuire will be absent, but they would like to suggest finishing the training requirements for ethics and open meetings as those were the two topics they had left to cover. If the council is okay with that they will schedule it for the work session, and for the two that are missing it they may get it from another board they are on and they would just need to document that. If not they will record the meeting and then play it for them at their convenience so they can get that training.

Mayor Ramsey asked if she can send him her certificate from the Water District that she has already done that training.

Mr. Lewis said yes, that would be fine.

Mr. Loose asked who has done an open meetings training or any ethics training that they were aware of. He would like to know so he isn't rehashing a bunch of stuff that they already know and have already gotten this year. If they are not sure, they will just do it and those that miss it, we will have the recordings.

Council Member Zander asked if it had to be in 2021.

Mr. Loose said yes, to meet the requirements for this year. He said they can send an email to whoever did the outside training and ask for proof of their training to submit. The requirement is that public officials get the training annually, if you get it in one board it counts for all. Many of them have called him with ethics questions when things come up that they talk through, it's clear that they are aware of it, but it's never bad to get a refresher.

Director of Intergovernmental Affairs Melinda Seager said that originally she was going to discuss the conversation she had with Salt Lake County Council Member at Large, Laurie Stringham, and she had indicated that she would be interested in attending a City Council meeting to meet with us. She is a proud daughter of the Utah pioneers, and said that she would be delighted to lead a US pledge of allegiance, as well as the Utah pledge of allegiance for us. With that in mind, to make it worthwhile and to build rapport with our county council members and us, she did want to indicate that during a county council meeting today they were going to consider an appropriation proposal by Salt Lake County Animal Services Division for a two year pilot program. They were seeking to get two full-time employees (FTEs), two vehicles with the related equipment, and a one-time fund of

$75,000 for new park and trail signage. From what she observed at the county council meeting, in her opinion, it appears to her that there seems to be a categorical difference of opinion of perceived quality of service, skills, response time and activities of city animal services programs. The director at the time was asking for this appropriation to help them better enforce problems that they are now encountering with people who are bringing their pets into parks and trails. On that presentation they had specifically referenced the Jordan River Trail areas that cut through cities, as well as the Bingham Creek Regional Park. Chairmen Steve DeBry was very gracious and allowed her to make a comment. One of the concerns she wanted them to consider during this decision was to keep in mind redundancy and duplication of services. Many cities do have their own animal services, as we in South Jordan do. She also wanted to remind them that with the signage, if it says for example that it is patrolled by Salt Lake County, there could be some confusion and some miscommunication as to who is going to be dispatched to those. The other point that she wanted to bring up to them is that we are in the process of approving a park authority and with South Jordan being partially responsible for operation and management of that particular park, they would like to respectfully have them open up the lines of communication so that South Jordan City Council is aware of some of the things they plan on doing with Salt Lake County general funds. Her suggestion would be, as Council Member Stringham is interested in coming for that, to potentially have her address some of the things they are doing at Salt Lake County so that we are aware of the things that could potentially impact us. They tabled this particular proposal and they would like to bring it back some time on a May agenda. She then asked when the council would like to have Council Member Stringham invited to lead the pledges of allegiance and to meet with them.

Council Member Harris asked what the $75,000 was for.

Ms. Seager said the original appropriation request was for three FTEs, three vehicles and the associated equipment expenses. The amount she believes was about $402,391 for that. She amended that request to two FTEs, two vehicles with related equipment expenses and a $75,000 one-time funding for park signs. The final amount is still the same with an ongoing of over $200,000 each year to fund the two FTEs as part of the pilot program.

Mr. Loose asked if this was for two FTEs in countywide Animal Services.

Ms. Seager said yes.

Mr. Loose asked how many agencies in the county have their own animal control and how many don’t.

Ms. Seager said she can tell them who does have a contract with Salt Lake County that would be Salt Lake City, Holladay, Millcreek, Bluffdale and now Murray City.

Mr. Loose said now these would be paid out of general county taxes, not out of those contracts.

Ms. Seager said yes, in the presentation it was proposed that they need the help because of an increase of call volumes responding to parks and trails of people who are bringing their pets unleashed, stray animals, potentially aggressive animals and they need help with enforcement as well as with public outreach and education.

Mr. Loose said they listed Bingham Creek Regional and the Jordan River system.

Ms. Seager said it was noted on the director's slide as the Jordan River Regional Park, which was confusing because she doesn't know what that is. She is assuming she is referring to the trail itself.

Mayor Ramsey asked if there was any discussion about the Bingham Creek Regional Park not even being done and no one even being on that property.

Ms. Seager said it was brought up, but low hanging fruit, so it was included in the slides. It didn't really dawn on the county council until she brought it up. She also noted they were still waiting for the park authority to even be set up.

Council Member Marlor said that in some ways he is wondering if we should be happy they are going to participate and help?

Mr. Loose said we write our tickets according to our code. Chief Carr has an animal services division that handles it if a call goes into dispatch with a South Jordan address, even if it's a county facility like the Equestrian Center, we will be there way before any of the county staff. We will also handle it according to our code. This is why he was pointing out that there are contract cities, but this money is general funds of Salt Lake County to pay for these positions, so maybe the canyons or other non-contract cities. He would like to know if they are going to allow those people to enforce in contract cities and other places. As to Bingham Creek Regional Park, that is going to be run by a park authority, not the county, so it's not like the Equestrian Center county property; it is joint chaired. As for the river, all of the Jordan River Trail system throughout South Jordan is run by the city.

Mayor Ramsey said she believes each municipality is responsible for the section that goes through their city.

Strategic Services Director Don Tingey said there is a section that is between 10400 and 11000 South that is owned by the State of Utah but contractually maintained by the county. It is only the property maintained by the county Parks system. If there is a need for a police officer down there they are going to call us.

Mr. Loose said this would be like the County Sheriff asking for two new positions funded by general county tax money to enforce their canyons areas, but they wouldn't be enforcing in our city as a general rule.

Ms. Seager said that during the presentation, the locations that were cited were Wardle in Bluffdale, Tanner Park and Sugarhouse Park as having a huge jump in the number of complaints.

Mayor Ramsey noted those are in the contract area for Salt Lake County. She asked if this was tabled because of Ms. Seager's comments.

Ms. Seager said there was some healthy skepticism among the county council and she appreciated that Council Member Stringham reached out to her last night, they talked for over an hour. She reminded her of the numerous municipal Animal Services programs that we had, she gave her a list. She is under the impression that she did her due diligence, got in contact with those cities, and she ticked them off during the presentation and said she had spoken to these cities and they were not aware that this conversation was happening. She is very much a proponent of engaging with city councils and opening lines of communication to help nurture transparency and communication.

Mayor Ramsey asked if they wanted to bring this back on a county council agenda soon, what our best recourse is. It seems to her that our council thinks this is not a great idea.

Council Member Marlor said it sounds like a solution in search of a problem.

Mr. Loose said there are two representatives of the county council that live in city boundaries, Council Member David Alvord and Council Member Steve DeBry, and Council Member DeBry is the chair.

Ms. Seager said Council Member Richard Snelgrove is at large, he is also a west side resident. Council Member Stringham is at large, she is west side. She also believes that Council Member Alvord did reach out to Mr. Loose yesterday on this issue.

Mayor Ramsey said she will have a chance to visit with Council Member Alvord tomorrow and she will bring this up.

Mr. Loose said Council Member Alvord has reached out to him in the past with similar concerns. He was asking questions when this first got floated.

Mayor Ramsey said Council Member DeBry can be hard to get a hold of, but his policy advisor can be contacted.

Ms. Seager said that after speaking with Council Member DeBry's policy advisor, he indicated there was a little bit of a need for additional information before he could speak either way.

Mayor Ramsey said she hopes that speaking to this council is part of that additional information they are looking for.

Council Member Marlor said Council Member DeBry's home backs Jordan Ridge Park where there is a walking path with quite a few dogs.

Mayor Ramsey thanked Mrs. Seager for her update.

Ms. Seager asked which dates she should present to Council Member Stringham.

Mayor Ramsey said we only have one more council meeting this month, on the 18th, and we know Council Member McGuire as well as herself will be unable to attend. She will be joining remotely from the conference with the Water District.

Ms. Seager said this is for the pledges, but also for rapport building so that we are building a relationship with our county council members. She feels like this would be worthwhile for both her and for us to discuss this issue.

Mr. Loose said it might be easier to look at the work session agendas and give her the last part of the work session and then the pledge, rather than trying to have a discussion in the council meeting.

Mayor Ramsey said she intends to call in and join for as much as possible, but she doesn't know her schedule yet. We do not know when the county is going to add this to the agenda again as they have meetings every week, so time is probably of the essence with this issue.

Mr. Loose said they could reach out separately and if she wants to have a general discussion for 15-20 minutes to get to know everyone that could also be just as beneficial, just not on a particular issue and we could schedule that in June. In the meantime, through Ms. Seager we can send the message. With this meeting, we have enough that we could represent the mayor's position.

Mayor Ramsey said scheduling her to come on the 18th is going to change things very much with the dialogue on this specific issue. She thinks there are plenty of broad issues to discuss and that time is of the essence.

Mr. Loose said he, Mr. Lewis and City Manager Gary Whatcott can handle this since they do the agendas. They will find a date that has a free 20 minutes in a work session followed by the pledge in the general session. She can stay as long as she wants and address us during public comment or we can give her time and we will coordinate that with her. In the meantime we will relay the council's interest in this item and position as we understand it.

Council Member Marlor asked if we could ask the county council to appropriate funds for our animal services. In other words, they appropriate it and they pay the city because we are going to have to take a lot of those calls and we are already taking quite a few; but certainly this is going to generate more.

Mr. Loose said we can ask for anything we want.

Council Member Marlor said it just sounds a bit more logical that they would work with the city or municipality where those issues are going to take place and where we are going to need more help and support. Why would they supplement with a totally different workforce and vehicles, what are they going to do with the animals?

Ms. Seager said they do have a County Animal Services Program and those impound fees would go straight to Salt Lake County.

Council Member Harris said this is just about spreading it out, they aren't going to do anything for us. Our police will respond before they even think about coming out here, they probably won't even come because they know we're on it and then our dollars will go to subsidize where it needs to go.

Council Member Zander said the cities that are attentive get penalized and are subsidizing those that are not able to take care of this.

Mayor Ramsey thanked Ms. Seager for attending the county council meeting as it's not something they have the flexibility to participate in.

Mr. Loose said kudos to Chief Carr and Chief Dawson regarding the McManagle house, they received an order from the court Friday that said they have the court's authority to abate the nuisance including, but not limited to, destruction of the home, burning it and carrying off any remains of the home. He doesn't know what more they could do than that, but they are not limited to that. They worked with the mortgage company and secured their support in it, and the judge didn't even have a hearing; considering they are asking to tear down someone's house it was surprising and welcome. They will be updating the residents first thing in the morning. It will still be a few weeks before anything happens. Mr. Klavano's crew has done a great job with securing a contractor, Fire and Emergency Management are putting together a plan. There are a few legal things they have to do

with notices to all the parties. Once that is completed, when the weather is good, they will be disposing of the home. The current plan is that the whole thing won't be burned on site, but that's not final. They have a site they can take most of the debris to and burn it there, only having to burn a small part on site.

Council Member Harris asked how much this is going to cost.

Mr. Loose said he has secured a commitment from the mortgage company that they will pay for the hard costs, they have already looked at the contract. It will only cost us soft costs, personnel costs, etc. In some ways it is a good exercise, though it takes a lot of people and time. In other ways, this is part of doing business. The mortgage company really stepped up. It took a little bit to get to them, but once we did get to the right people they have seen the wisdom in it. They already have plans secured once the site is completely cleared, their foreclosure will be done by the end of May and they have plans for what to do with the lot. We can expect there won't be a vacant lot there in six months to a year. That property is desirable and they already have interest. Kudos to our staff, they did a phenomenal job.

Mayor Ramsey asked when this is happening.

Mr. Loose said there are some legal processes and the contractor is a few weeks out so it won't happen before two weeks, but it will happen before the end of May, unless we run into a hiccup. He will let them know if anything comes up.

Mayor Ramsey asked to be kept notified of what's going on because it will be part of the media.

Mr. Loose said they sat down with Communications Manager Rachel VanCleave and created a media plan, this has also now been discussed in a public meeting. Some of the residents in the HOA, every time they get a notice from us, give it straight to their favorite reporter so we're sure once they get that tomorrow it will go out to the media and Ms. VanCleave will get questions. The non-dangerous parts will be removed and burned offsite, there are some parts that will likely be burned in place. Chief Dawson can give more specifics once he knows.

Mayor Ramsey asked when Raising Canes is opening.

Mr. Preece said it should be around June 7th.

Mayor Ramsey said that even our Chamber of Commerce has not heard and has asked her.

ADJOURNMENT

Council Member Shelton made a motion to adjourn. Council Member Zander seconded the motion. The vote was unanimous in favor.

The May 4, 2021 City Council meeting adjourned at 9:45 p.m.

This is a true and correct copy of the May 4, 2021 City Council Meeting Minutes, which were approved on May 18, 2021.

Anna Crookston

South Jordan City Recorder

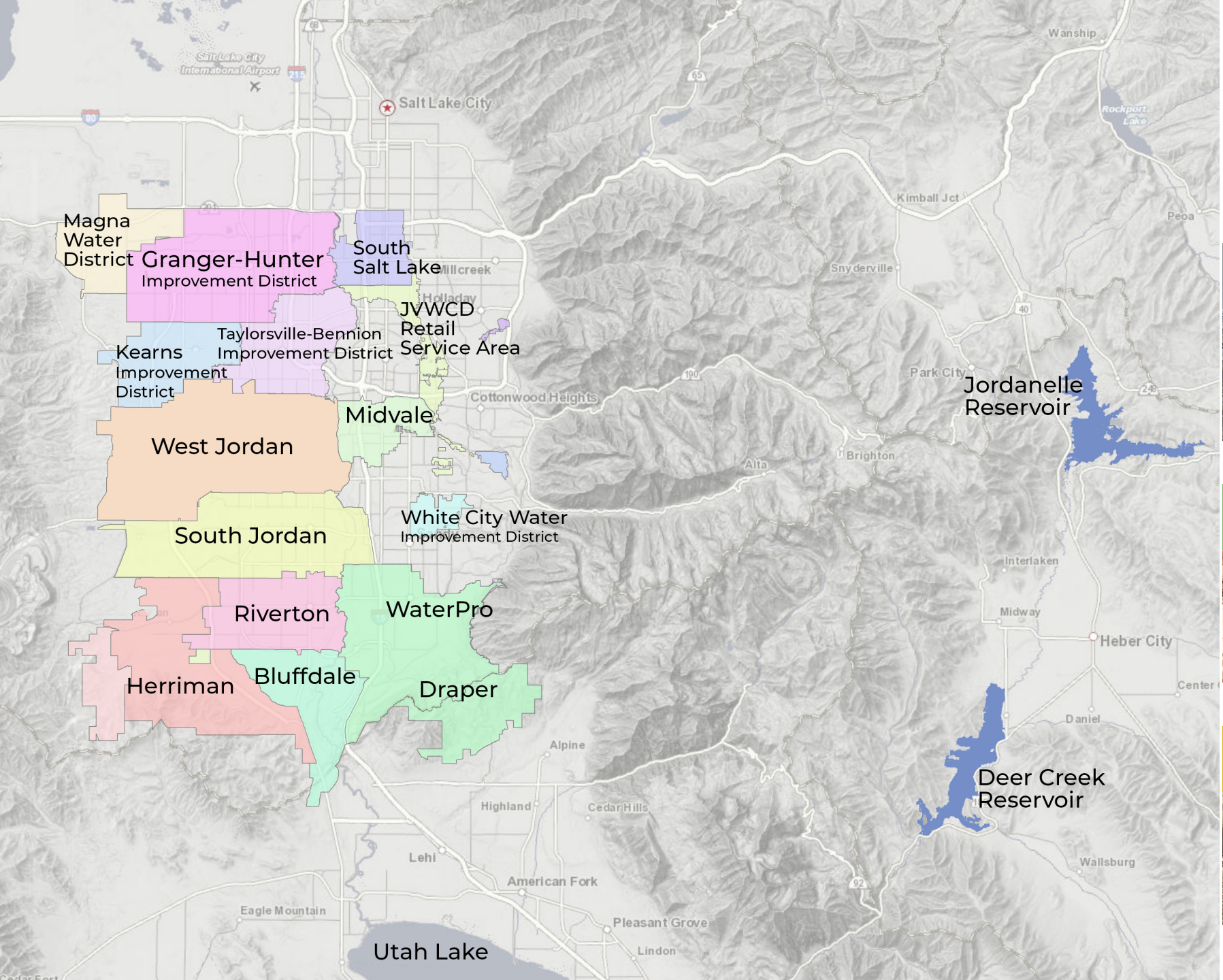
JORDAN VALLEY WATER
CONSERVANCY DISTRICT

Water Supply and Demand Planning

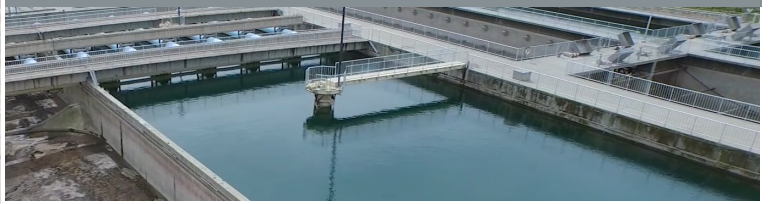
Overview of planning considerations and initiatives to ensure sustainable water deliveries

South Jordan City Council Meeting
May 4, 2021

Water Conservancy Districts offer 3 key services:



Delivering Water



Managing Demand

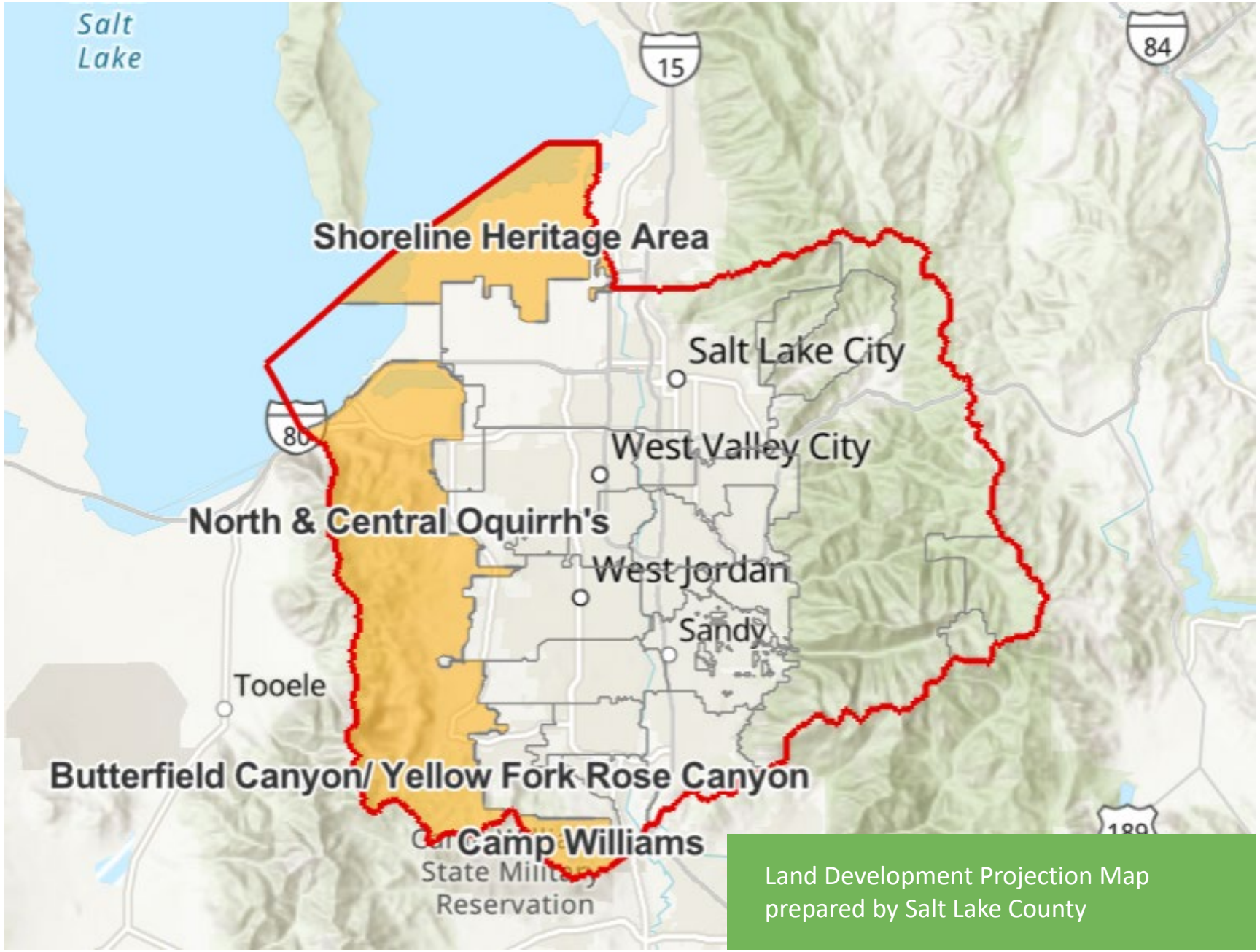


Developing Supply



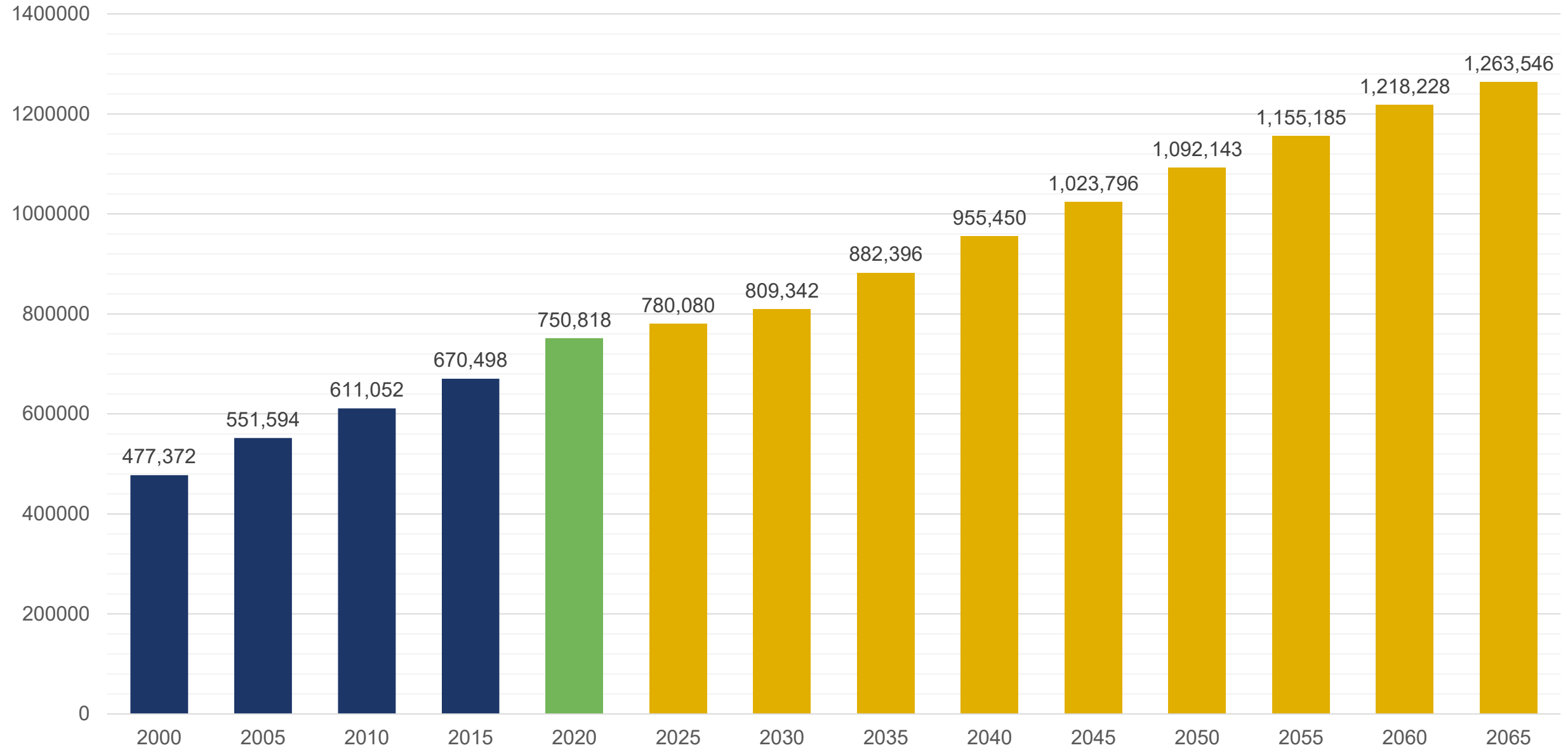
Areas for Potential Service Area Expansion

It is anticipated the western portion of this projection plan could be annexed into JVWCD's service area.

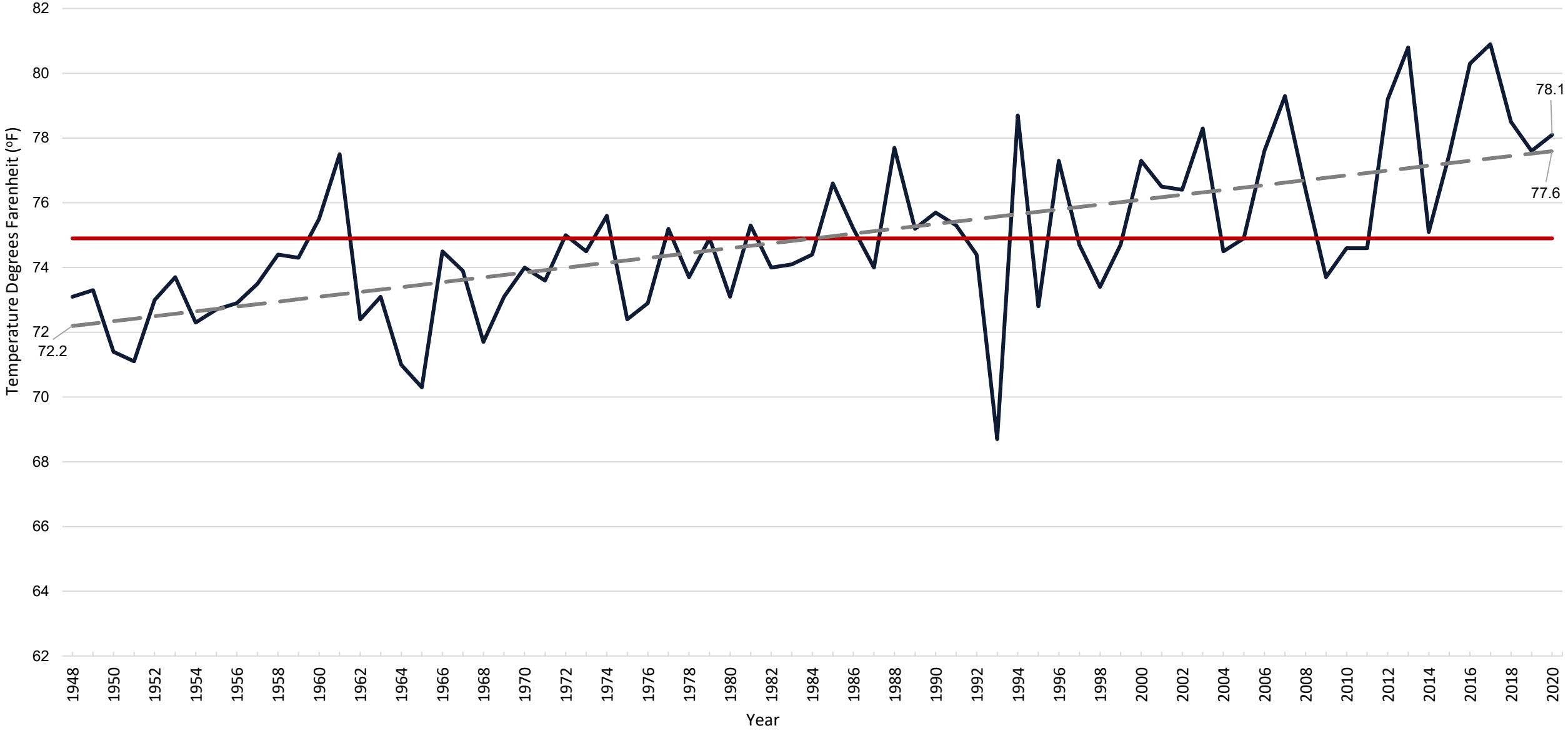


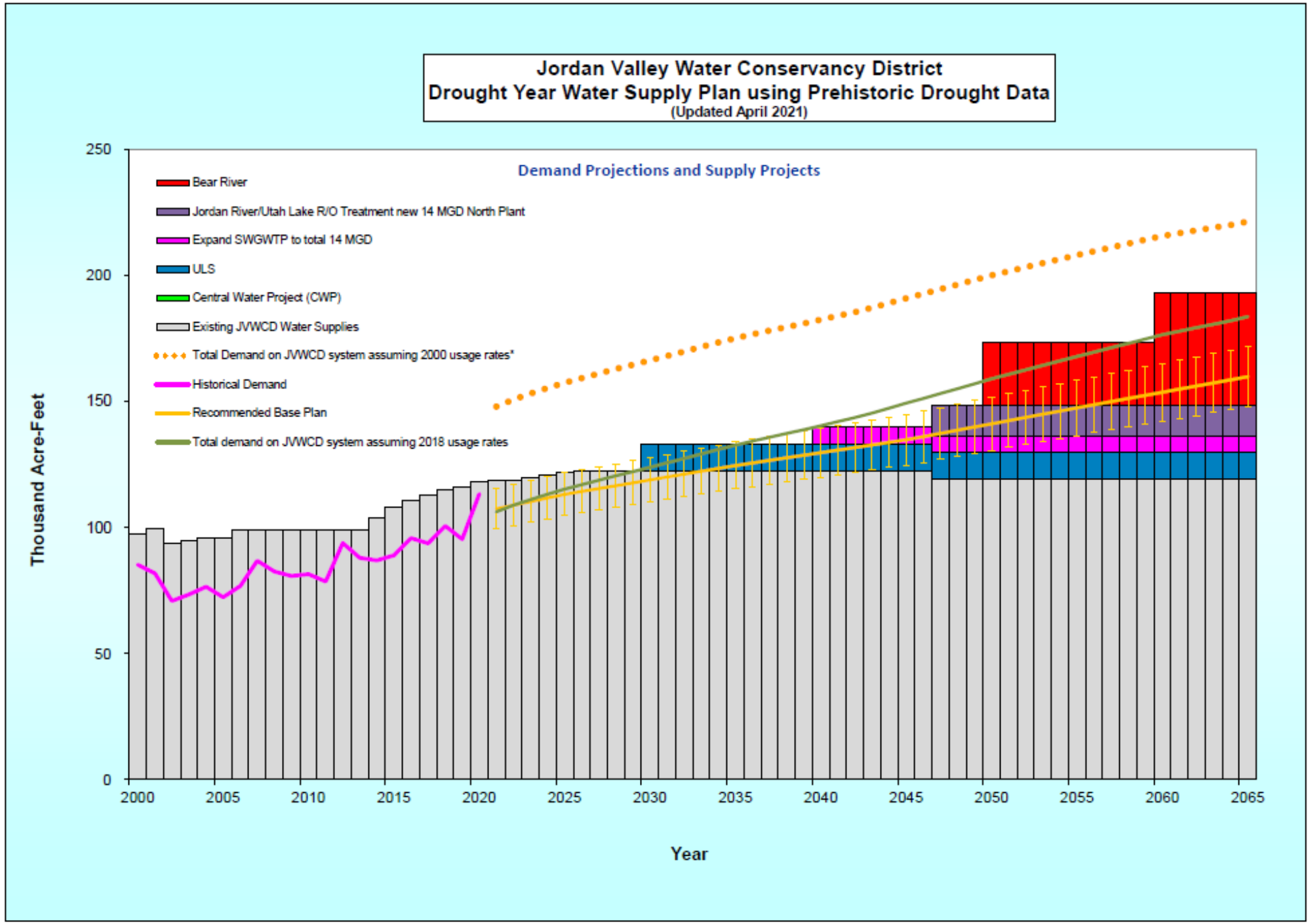
Land Development Projection Map prepared by Salt Lake County

JVWCD Population History and Projections



Salt Lake International Airport
Average Temperature
(June, July, Aug.)




Jordan Valley Water Conservancy District
Drought Year Water Supply Plan using Prehistoric Drought Data
(Updated April 2021)
Demand Projections and Supply Projects
Bear River
Jordan River/Utah Lake R/O Treatment new 14 MGD North Plant
Expand SWGWTP to total 14 MGD
ULS
Central Water Project (CWP)
Existing JVWCD Water Supplies
Total Demand on JVWCD system assuming 2000 usage rates*
Historical Demand
Recommended Base Plan
Total demand on JVWCD system assuming 2018 usage rates
Thousand Acre-Feet
250
200
150
100
50
0
2000
2005
2010
2015
2020
2025
2030
2035
2040
2045
2050
2055
2060
2065
Year

Education

Localscapes®

Customer bills
Web portals and use alerts
Water use reports
Landscape Consultations

SLOW THE FLOW SAVE H_2O

Incentives

Flip your Strip

Toilets and Smart Controllers

Localscapes® Rewards

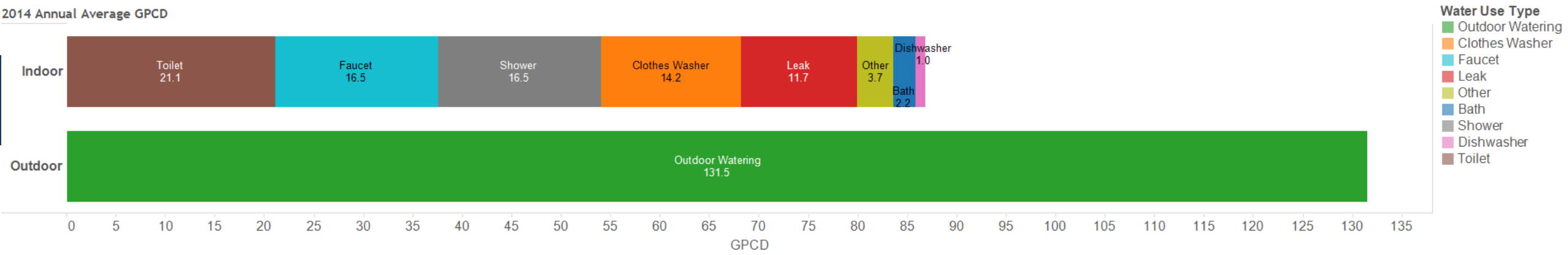
Landscape LEADERSHIP grants

Structural/Regulations

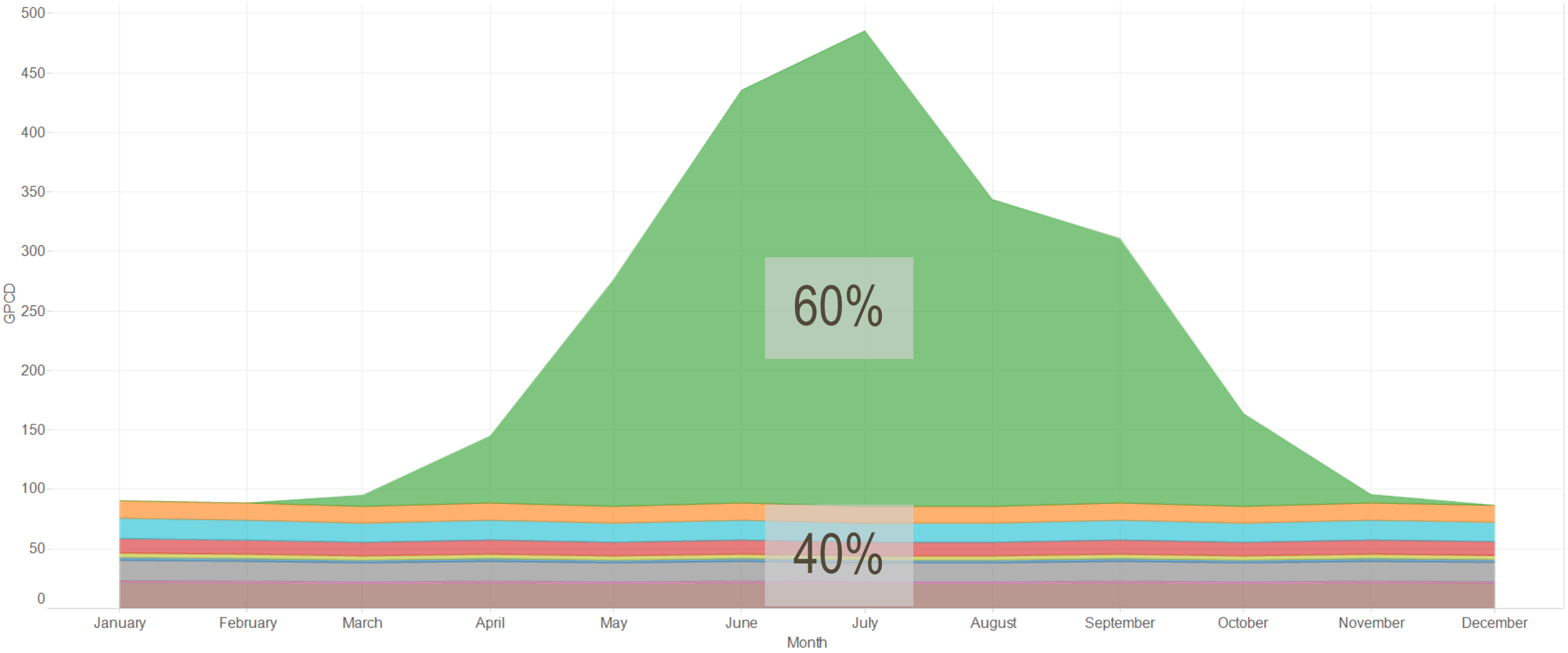


Landscape ordinances
Plumbing standards
Secondary metering

2014 Annual Average GPCD



2014 GPCD By Month

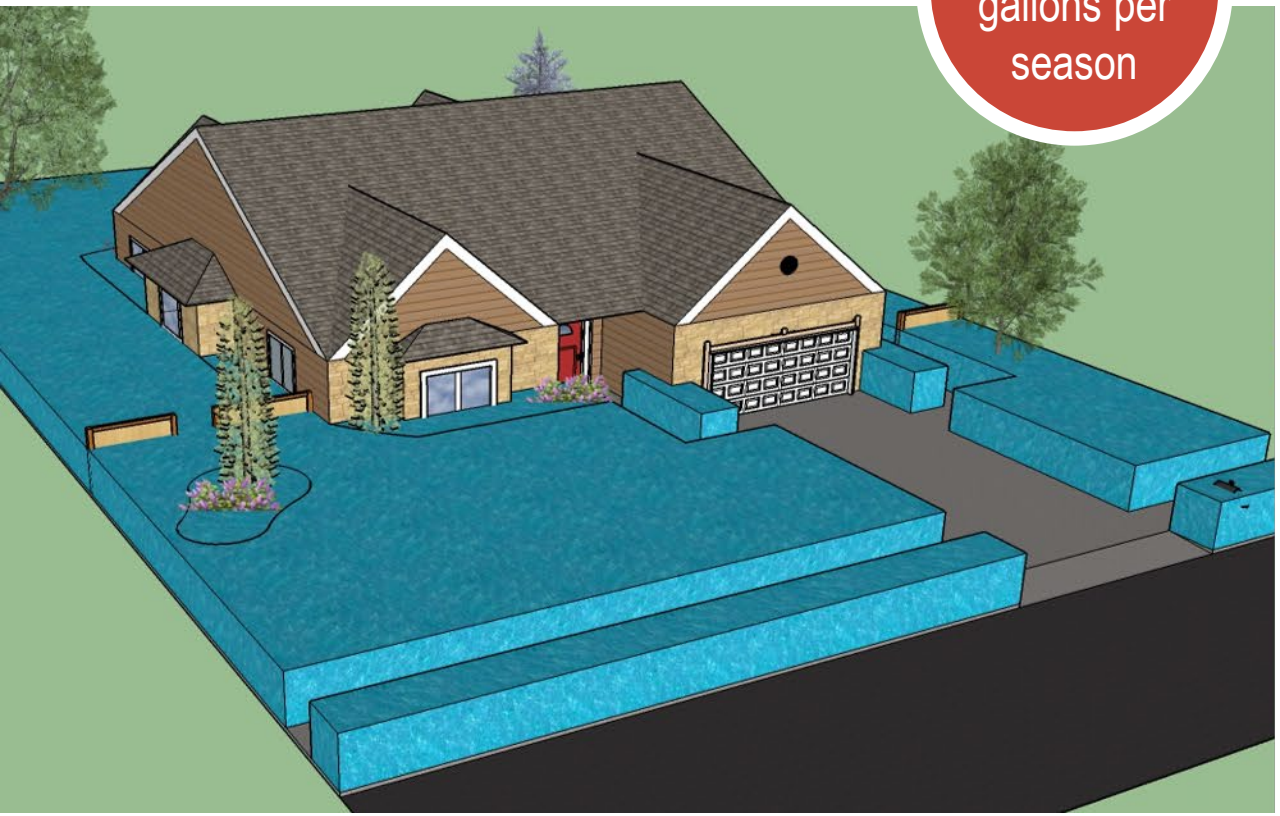


Localscapes
Localscapes.com

Save 130,000 gallons per year



196,250* gallons per season

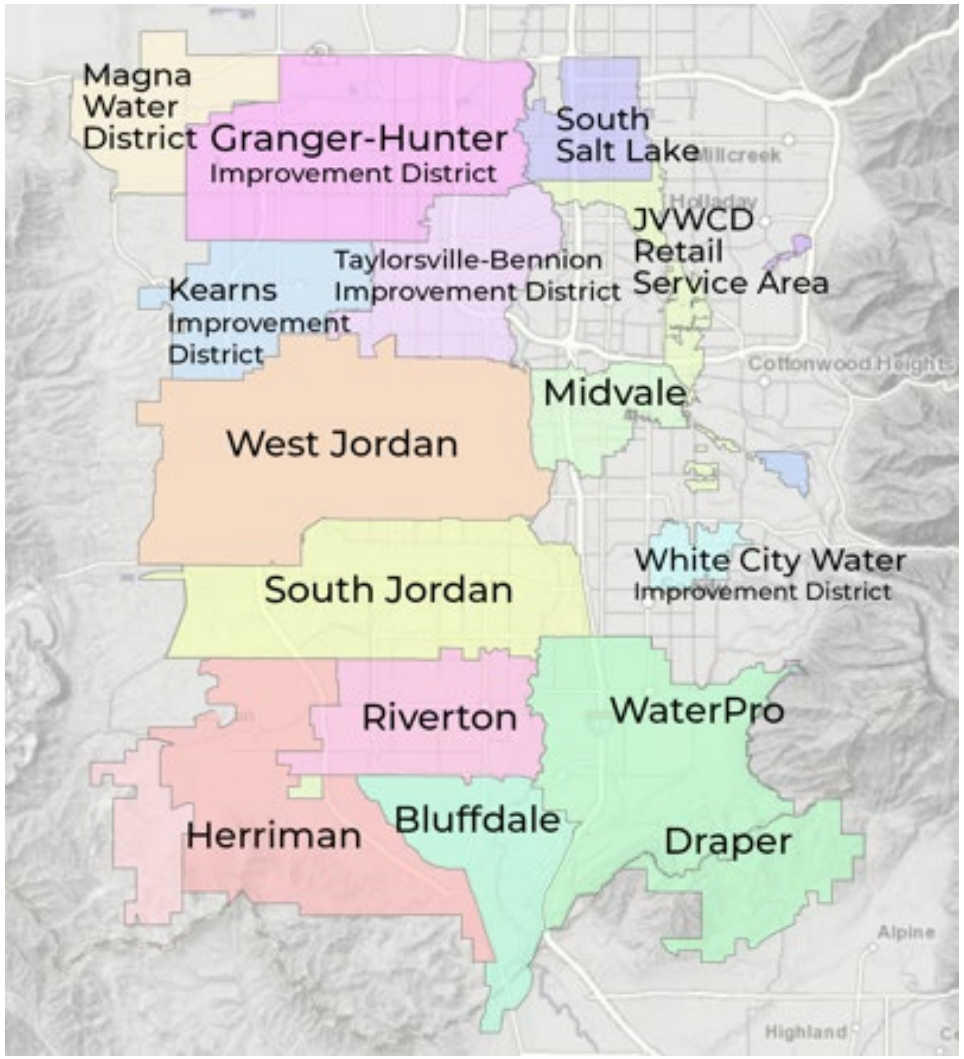


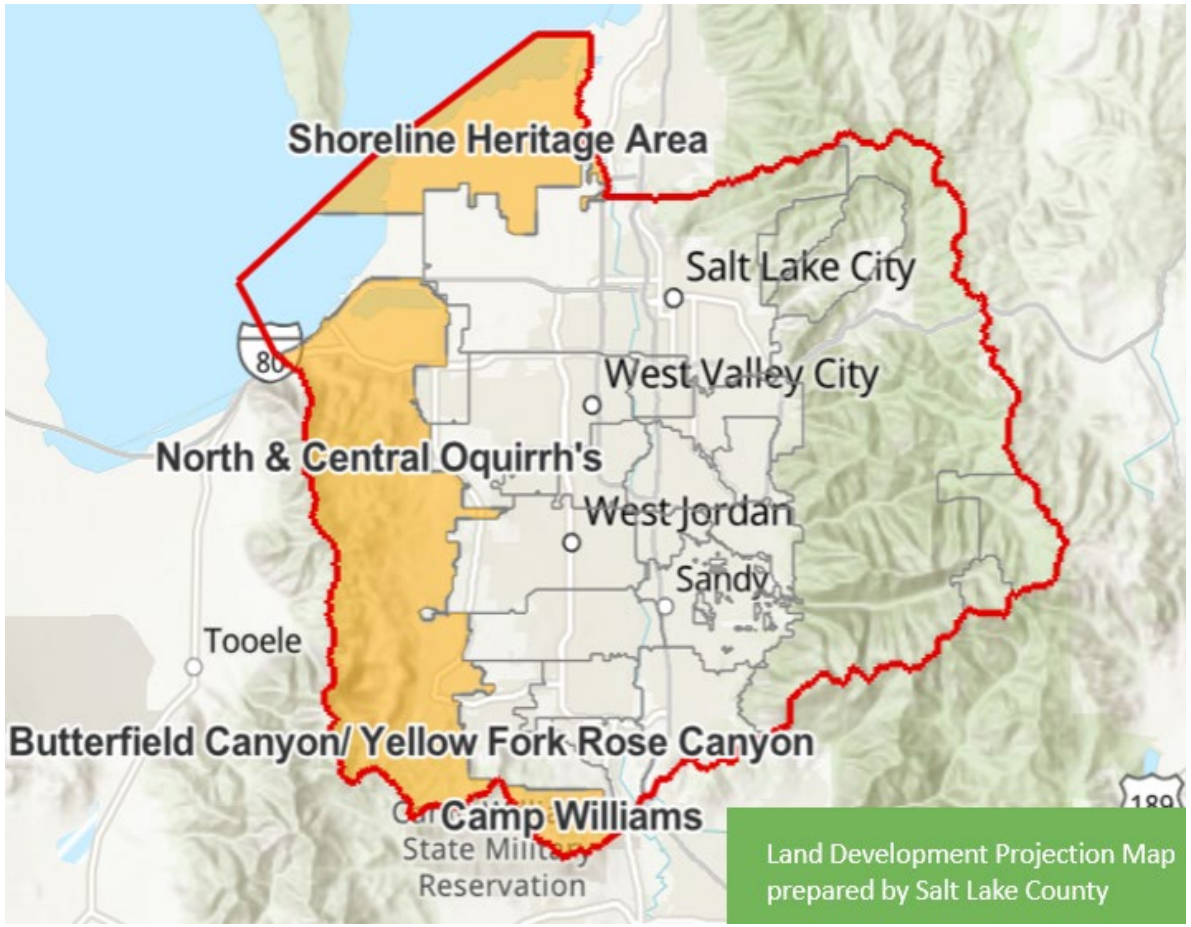
64,766 gallons per season



* Typical use of 40” of water per season on a quarter acre lot, applied with automatic sprinklers

Future Land Development





Block Rate Comparison

Source: HDR Engineering
2020 Rate Study Update

System Component	Block 1	Block 2
Water Supply	$161.61	$760.00
Water Treatment	$88.88	n/a
Transmission (includes storage and pumping)	$175.69	$175.69
Distribution	$12.60	$12.60
Capital	$73.69	$73.69
Conservation	$9.87	$9.87
Other	$6.80	$6.80
Average non-pumped rate (per AF)	**$529.14**	**$1,038.65**

Notes:

a) Block 2 is based on the most recently developed supply (Central Water Project)

Water Efficiency Standards and Policy Considerations

Summary of the water efficiency standards and recent policy changes approved by JVWCD's Board of Trustees

Key Benefits of Adopting Water Efficiency Standards

- Reductions in outdoor consumption will result in lower peaking factors, infrastructure costs, and water conservation expenses.
- The cost to retrofit a landscape to be water-efficient is 5 times higher than installing it to be water-efficient from the beginning.
- Adopting the standards now is a proactive step to minimize economic damage if water restrictions are required to respond to potentially more extreme droughts.
- Water-efficient landscapes are more compatible with Utah's arid climate, are more resilient to droughts, and can more easily adapt to the trending hotter and drier climate conditions in the future.

Indoor Standards

It is recommended but not mandated that all indoor plumbing fixtures be WaterSense labeled (e.g. toilets, urinals, faucets, and showerheads) .



Residential Landscape Standards

- Applicable to front and side yards.
- Lawn is designed as an open space that does not exceed 35% of the total landscaped area.
- lawn is prohibited in park strips and other narrow areas less than 8’ wide.
- Drip irrigation is used in planting beds.
- Exceptions to these standards can be made in certain small lot scenarios.



Commercial Landscape Standards

- Lawn is less than 20% of the landscaped area (except for active recreation zones).
- Lawn is not used in areas narrower than 8 feet (park strips, parking lot islands, etc).
- Lawn is free from obstructions and is not used on steep slopes.
- Drip irrigation is used in planting beds.
- Plant materials create at least 50% living plant cover at maturity (recommended).
- New landscape projects are submitted to the municipality to ensure they meet water conservation requirements.
- Certain special purpose landscape areas may receive variances to the standards based on need (ex. stormwater management areas)



Member Agency Grant Program

Two Opportunities:

- Funding for Agency Water Conservation Programs
- Funding for Assistance in Adopting Water Efficiency Standards

$50,000 +
$1 per acre-foot of contract

- To assist in funding and implementing water conservation measures, projects, and programs within the Member Agency retail service area

$50,000 +
$1 per acre-foot of contract

- To assist in funding the potential financial impacts of adopting the Water Efficiency Standards.
- Areas for consideration are staffing, consulting, training, software, equipment, etc. that may be needed as a result.

JORDAN VALLEY WATER
CONSERVANCY DISTRICT

Discussion/Questions



Typical Utah Landscape



Utah “Localscape”



Localscapes: Improves function



Localscapes: Simplifies irrigation




2578


2571



16.30 Water Efficiency Standards

May 4, 2021 City Council Meeting

Outdoor Landscaping Requirements: (1)

- All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency.
- Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs.
- Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller that automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- At least 3-4 inches of Mulch, permeable to air and water, shall be used in planting beds to control weeds and improve appearance of the landscaping.

Outdoor Landscaping Requirements: (2)

- At maturity, landscapes are required to have enough plant material to create 50% living plant cover at the ground plane, not including tree canopies.
- Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade or be less than 8 feet wide at its narrowest point.
- In residential front and side yards, landscaping shall adhere to the Localscapes requirements.
- In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation area.
- Park strips will be required to meet the minimum 50% vegetation coverage standard. Tree canopies will not count towards the minimum 50% coverage requirement.

Residential Localscapes

1. Central Open Shape
   - *An unobstructed geometric area that functions as the focal point of the landscape.*
2. Gathering Areas
   - *Portions of the landscape that are dedicated to congregating i.e. patios, gazebos, decks.*
3. *Activity Zones*
   - *Are designed for recreation or function* i.e. *storage areas, vegetable gardens, playgrounds.*
4. *Paths*
   - *Connect featured element within the landscaped area.*
5. *Planting Beds*
   - *Fill the remaining areas of the landscape.*



Fiscal Impact Estimate

Year	Forecasted Water Usage (in Acre Feet)	Acre Feet Above Contracted Amount	Additional Cost (not adopting standards)
2021	17,790	3,590	$ 1,913,470
2022	18,632	4,432	$ 2,362,256
2023	19,473	5,273	$ 2,810,509
2024	20,315	6,115	$ 3,259,295
2025	21,156	6,956	$ 3,707,548

Residents with Private Irrigation Systems

- Approximately 250 homes have access to the private irrigation system whose source is canal water.
- Drinking water use percentages are calculated from a sample of 62 homes scattered throughout the City.

Drinking Water Use for Irrigation	
No Use	24%
Some Use	20%
Significant Use	56%