

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

SEPTEMBER 17, 2013

**Present:** Mayor Scott Osborne, Council Member Mark Seethaler, Council Member Chuck Newton, Council Member Brian Butters, Council Member Steve Barnes, Council Member Larry Short, CM John Geilmann, City Attorney Rob Wall, Police Lieutenant Rob Livingston, IS Director Jon Day, City Council Secretary MaryAnn Dean

**Others:** Mary Cannon, Joey Cannon, Peggy Young, Jana Brinton, Richard S. Osborn, Steve Smith, Dallin Smith, Jake McCoy, David Beisinger, Casey Walker, Cindy Dolan, Jennifer Boehme, Shelley Potts, Mary Dodge, David Bennett, Jennie Bennett, Jared Bennett, Rebecca Jewkes, David Alvord, Ann Gayheart, Amber Allen, Aleta Taylor, Jessica Burnham (The Road Home), Don Shelton

6:00 P.M.

**REGULAR MEETING**

I. GENERAL BUSINESS

A. Welcome and Roll Call

Mayor Osborne welcomed everyone present. All members of the City Council were present.

B. Opening Ceremony

1. Invocation

Council Member Butters offered the invocation.

2. Pledge of Allegiance

**Dallin Smith**, Scout Troop 1813, led the audience in the Pledge of Allegiance.

Mayor Osborne recognized some scouts present. Scout Troops 1813, 1714, and 1715 were introduced.

C. Motion to Approve Amended Agenda Items, If Any

City Attorney Wall said they need to add item VI. E.1. to have a discussion about the Historic Monument. That item will be presented by Don Tingey. They will also need to add item VI. E.2. as a potential action item.

Mayor Osborne indicated that the agenda would be amended, as noted.

D. Minute Approval

1. September 3, 2013 Work Session
2. September 3, 2013 Regular Meeting

Council Member Newton made a change to the work minutes. He also had a change to the regular meeting minutes that was given to the City Recorder.

**Council Member Newton made a motion to approve the September 3, 2013 Work Session minutes, as amended, and the September 3, 2013 Regular Meeting minutes, as printed. Council Member Short seconded the motion. The vote was unanimous in favor.**

E. Department Spotlight

Dustin Lewis, Emergency Management Manager, said September is National Emergency Preparedness month. He reviewed exercises that have been held, and objectives that have been met for National Emergency Preparedness month.

Mr. Lewis noted a recent flood in the city. The public works, police, and fire departments responded well to that incident.

Mr. Lewis noted a conference that some staff members will be attending this month. He also noted community and outreach programs.

Mayor Osborne indicated that Mr. Lewis is a great resource for our community regarding Emergency Preparedness.

II. CITIZEN COMMENT

**Jennifer Boehme**, read a prepared statement (Attachment A).

**Rick Bodell**, 1244 Chapel Ridge Dr., said 4 years ago, they addressed having a sound wall on 11400 South. Due to the increase in traffic and the increased speed limit, he believes they are now over the decibel level needed that requires the sound wall. He asked that the issue be addressed again. There are 9 homeowners affected. He noted air breaks from diesels and noise from motorcycles. He said they can't even open their windows. The sound wall is needed for visual and noise pollution.

Mayor Osborne asked the City Engineer to address this issue.

Council Member Newton asked the police department to check the speed in this area.

Mayor Osborne asked staff to look into installing signs in the area that indicate no engine breaks, etc. to help with the noise in the area.

### III. AWARDS AND PRESENTATIONS

#### A. Youth Council Oaths of Office (By *City Recorder, Anna West*)

Sheila Angerhoffer, Youth Council advisor, introduced Elizabeth Bingham (Youth Mayor) and Joel Howarth, (Youth Mayor Pro Tempore). They indicated that the Youth Council meets a couple times a month and they reviewed the purpose and service projects that the youth council provides in the community. Ms. Angerhoffer noted some of the guest speakers that address the Youth Council.

Anna West, City Recorder, administered the Oath of Office to the Youth Council members present (Attachment B).

#### B. Seniors Committee Update (By *Lloyd Hefflin, Chair*)

Lloyd Hefflin introduced Jana Brinton, a French teacher at the Senior Center.

Jana Brinton, South Jordan resident for 30 years, said she retired from Bingham High and now teaches French at the Senior Center twice a week for an hour. She and two of her students sang a song in French. They indicated that they also do water coloring class, guitar lessons, and yoga.

Mr. Hefflin said the staff is fantastic. They have good meals and various classes. People are entertained, learning new things, and they are active. He thanked the City for their support.

#### C. Jordan School District Special bond Election Presentation (By *Sandra Riesgraft, Jordan School District*)

Sandra Riesgraft, Director of Communications for the Jordan School District introduced Patrice Johnson, Burke Jolley, members of the school administration, and members of the school board of education.

Ms. Riesgraft indicated that the bond is important for quality schools and education. They all gain when they have an educated work force. The area is experiencing extreme growth right now. To deal with the current and future needs, they are proposing a \$495 million bond on the November ballot. She showed a 10 minute video outlining the need for the bond. She said this has to be a community solution. They want to work together. They are doing 6 open houses to answer questions. She passed out a frequently asked questions handout as well as a bond basics pamphlet (Attachment C).

Patrice Johnson introduced Susan Pulsipher from the school board. Ms. Pulsipher said they want to ensure to the public that they are spending money in a prudent, effective, and efficient way. She said they have formed 4 committees including 3 building design committees; the groups will

look at the building of Elementary, Middle, and High schools. She said they are looking at schools in other districts. These are board appointed committees. This is a way to get members of the community involved. They are made up of employees and the public. There is a building utilization committee. They will look at buildings below population capacity as well.

Mayor Osborne indicated that it was a positive step to involve those committees. They will bring a different perspective.

Council Member Barnes concurred. He noted that the bond was originally \$1 billion, and now it is \$500 million. Ms. Pulsipher indicated that the \$1 billion was a 10 year bond and they felt that was too long. This bond is a 5 year bond, but they hope it lasts beyond 5 years.

Council Member Barnes asked if they have considered bussing to other school districts? Ms. Pulsipher said the Board is more comfortable with portables and year round schools, and less comfortable with pocket bussing. If the bond doesn't pass, they will have to consider bussing to other districts as an option.

Council Member Barnes asked if there is a district wide ruling on which classes are in portables? Ms. Johnson said it is up to the individual principals.

Council Member Barnes asked what can they do to better facilitate a partnership? Ms. Pulsipher said they will find ways to work more closely. That is what people expect and hope for.

Ms. Johnson said on October 3<sup>rd</sup>, they will be meeting with all of the City Managers in all of the municipalities that they serve. Among other things, they will be discussing joint use agreements.

Council Member Short noted that they waited a while to build any schools, and now they have a crisis. Ms. Pulsipher said circumstances from the school district split slowed them down a little. She said they have to wait until they know where the kids are before they can come out for a bond. They have been considering the bond seriously, but they were waiting for the time that they felt was right.

Scott Thomas, Jordan School District, said the last bond was in 2003. Between 2003-2009, they experienced a lot of growth. They built almost 16 schools. They are now seeing another boom. Building permits are up and they need to accommodate the growth.

It was noted that all of the high schools built recently have the same design prototype. Each time they build a new one, features are evolved.

Council Member Short asked if there are ways they can cut costs, such as not doing 10 ft. doors. Mr. Thomas said that is one purpose of the committees. Some issues are negotiable. Safety issues are not.

Council Member Short indicated that he is also supportive of continuing the conversation between the City Council and the school.

Council Member Newton asked how many busses are currently in operation? Mr. Thomas said 260 currently.

Council Member Newton said the list is nebulous as to where the schools will be built. Mr. Thomas said they have a general idea where the schools need to go based on growth.

Council Member Newton said he has been told that there is a desire and attempts from cities to communicate with the school district, but the school district does not care about what cities have to say unless they agree with the school district. He said the coalition of Mayors was put together a couple of years ago. Ms. Pulsipher said it has not been as effective as it should be. It needs to be reevaluated.

Council Member Newton noted that when the equalization payments stop, the school board will have to raise taxes to staff the new schools. The impact is not just this bond. They need to show how much more it will cost on property taxes.

Burke Jolley said the school district's money has been managed in a responsible manner. He said the county wide equalization money will be ending in a few years. He said they are hoping that the increased values through business development will mitigate some of those costs. If not, the board would have to tax to generate those funds. He said since 2002, they have not had to adjust the tax rate because of growth, commercially and residentially.

Council Member Newton asked what percentage of personnel costs are not being covered, per school? Mr. Jolley said 15-20 percent.

Council Member Seethaler asked as cities plan, what is the right mix of residential and commercial? At what point does a development cost money and at what level of density do they break even? Mr. Jolley said Jordan School District has a high residential and low commercial tax base. He said if there were no state subsidy, and it was totally reliant on property tax, the value of a home for one child would have to be over \$2 million to educate a child. In park city, because of the value of properties, they will get 8 times more revenue with the same tax rate.

Council Member Seethaler said lower density housing and higher value commercial developments is a better mix and will be something to consider in the long run, if they can get past the low valuations on a per student basis of assessable property. Mr. Jolley concurred. He noted that Kennecott is a major tax player; they contribute over 15 percent of the total assessed valuation. If they took Kennecott out of the mix, the ratio change of commercial to residential would be extreme.

Council Member Newton said he feels the most potential for additional commercial growth is the developable land in South Jordan. Mr. Jolley concurred, with Herriman as a close second.

Council Member Short noted an individual bussing concern where someone got a pass to ride a bus but they have to go further away to pick up the bus.

Mr. Jolley said the bus distances are calculated on a regular basis and they use a method set by the state. Those numbers change based on the method the state says they have to use. If the busses are not full, a person can ride with a permit. Mr. Thomas said if someone is riding with a pass, they need to get to the stop on the closest eligible bus stop. He asked that the concerned resident contact him so he could provide the needed answers.

It was noted that any questions regarding the bond get directed to Sandra Riesgraft.

#### IV. SHORT RECESS PRIOR TO BEGINNING BUSINESS AND PUBLIC HEARINGS

**Council Member Newton made a motion to take a 10 minute recess. Council Member Barnes seconded the motion. The vote was unanimous in favor.**

#### V. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS

- A.1. **PUBLIC HEARING** – Resolution R2013-59, Approving the 2012 Consolidated Annual Performance and Evaluation Report, the year-end report of the City's Community Development Block Grant Program during the 2012-2013 program year. (*By Planner, Jake Warner*)

Jake Warner, Planner, reviewed the background information on this item. He reviewed the year-end report for the 2012 CDBG fund program. He reviewed the project funding and performance for 2012. He reviewed how administration and planning funds were used. He reviewed their plans for funds next year. He said staff is recommending approval of the proposed Resolution.

Council Member Newton asked if they could get a CNG bus? He said Utah Clean Cities offers grants to create fueling stations and rehab vehicles. He asked staff to look into getting a grant from there. He said the money is also available for vehicle conversions.

Council Member Seethaler noted the restrictions that come with this grant. He asked if they are meeting the legal requirement for low income housing? Planner Warner said they have decided, as a city, that they are not going to use these funds for public housing. One criticism that they receive is that the moderate income housing plan is not specific. The new housing study will focus on a housing plan. With the build out of Daybreak, it indicates that the plan is sufficient, but that is based on a lot of assumptions.

Mayor Osborne opened the public hearing.

**Jessica Burnham**, Road Home Homeless Shelter, 210 S. Rio Grand St., (SLC), thanked the City for their help in the past. She reviewed the homeless shelter's statistical data. They have seen a 40 percent increase in homelessness in 2013 over 2010. They work towards a goal of permanent housing. When individuals are in housing, they still receive case management help. They help approximately 1 family per day and 80 percent never return to the shelter.

It was noted that they help individual's access forms like social security cards, birth certificates, etc. They help pay for those forms as well.

Mayor Osborne closed the public hearing.

A.2. Potential Action Item – (See V. A.1.) R2013-59

**Council Member Seethaler made a motion to approve Resolution R2013-59. Council Member Butters seconded the motion. Roll call vote. The vote was unanimous in favor.**

VI. OTHER BUSINESS

A.1. Resolution R2013-55, Recognizing the receipt of the State of Utah's Legislative Apportionment of \$1,000,000 for improvement of 2700 West from 11400 South to 10400 South and Authorizing City Staff to proceed with the Project.

City Engineer Klavano reviewed the background information on this item.

Mayor Osborne indicated that this is an important section of road.

The City Council discussed the possibility of the city receiving more money from the State in the next Legislative session to complete the project from Riverton to West Jordan.

A.2. Potential Action Item - (See VI. A.1.) R2013-55

**Council Member Butters made a motion to approve Resolution R2013-55. Council Member Newton seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.**

B.1. Resolution R2013-56, Authorizing the Capital Expenditures for the attached projects from the Capital Projects Fund Balance and approval to move forward on said projects. *(By City Engineer, Brad Klavano)*

City Engineer Klavano reviewed the background information on this item.

Council Member Newton asked why the capital projects were not on the list previously? City Engineer Klavano said they were on the high priority list, not the critical list.

City Engineer Klavano noted that the money used for these projects are left over from the capital reserve. Finance Director Naidu clarified that this is not the same money committed for use of the fleet purchase.

B.2. Potential Action Item – (See VI. B.1.) R2013-56

**Council Member Newton made a motion to approve Resolution R2013-56. Council Member Short seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.**

C.1. Resolution R2013-61, Appropriating Funds From Secondary Water Fund Reserve for an Amiad Filter Project

City Engineer Klavano reviewed the background information on this item.

Mayor Osborne expressed support for this project.

Council Member Seethaler asked if the secondary water fund is subsidized by the culinary water fund? Public Works Director Rasmussen said no, the secondary water fund is not subsidized.

C.2. Potential Action Item - (See VI. C.1.) R2013-61

**Council Member Barnes made a motion to approve Resolution R2013-61. Council Member Butters seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.**

D.1. Resolution R2013-64, Requesting that a Newly Annexed Area Within the City of South Jordan Be Included in the Boundaries of the South Valley Sewer District.  
(By Public Information Officer, Chip Dawson)

Public Information Officer Dawson reviewed the background information on this item.

D.2. Potential Action Item – (See VI. D.1.) R2013-64

**Council Member Newton made a motion to approve Resolution R2013-64. Council Member Short seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.**

E.1. Historic Monument

Parks and Recreation Director Tingey reviewed the background information on this item. The low bid is \$54,505. He noted that the Historical Committee would like the unveiling of the monument December 1<sup>st</sup>, which is the 75<sup>th</sup> anniversary of the accident.

Mayor Osborne asked where are the additional funds coming from? What about the public/private partnership? Mr. Tingey said because of the quick nature of this project, it has been difficult to secure private funds. They will continue seeking those funds as the monument is built and the committee hopes to pay back funds in the future for this monument.

Council Member Newton noted that Mr. Tingey is the liaison for fundraising in the city.

E.2. Potential Action Item - (See item VI. E.1.)

**Council Member Short made a motion to approve Resolution R2013-65, relative to building the historic monument, with the amount not to exceed \$54,505. Council Member Butters seconded the motion.**

Council Member Seethaler said this isn't budgeted and they have no private funds to date. Mayor Osborne said the proposal is to use anticipated surplus funds, and include this in the mid-year budget amendment.

Council Member Seethaler asked if there would be ongoing opportunities relative to the heritage walk, such as commemorative bricks. Mr. Tingey said they are getting price quotes currently.

Council Member Seethaler said he feels the monument is appropriate, but has concerns that it is not associated with a budget or plan. It sets a bad precedence.

Council Member Barnes asked why this needs to be done now. Mr. Tingey said the goal is to have the unveiling on December 1<sup>st</sup>, which would be the 75<sup>th</sup> anniversary of the bus accident. The heritage walk would be done at a later time, independent of the monument.

Mr. Tingey said now that they have the bid for the project, the historical committee can find money through donations. Council Member Short said at one time, they discussed doing a 50/50 split with the committee.

Mayor Osborne said they all have heartburn approving a project that wasn't in the budget. They have funds that they can use for this project. The cost is more than anticipated. He encouraged staff and the committee to go after private funds aggressively for this project.

CM Geilmann indicated that they have money to cover this project.

**Roll call vote. The vote was 3-2 in favor, with Council Member Barnes and Council Member Seethaler opposed.**

## VII. REPORTS AND COMMENTS

### A. MAYOR

Mayor Osborne noted the recent ULCT conference. He expressed concern about a \$1 tax that could be assessed by the State water. He is opposed because the city would be a collection agency for the state. They have no representation on how that money will be spent. It was noted the ULCT is against it at this time as well.

Mayor Osborne indicated that Mayor Dan Snarr of Murray is investigating a new water cleaning process, using a hydrogen process. He will report the information found on this water cleaning process.

Mayor Osborne said Questar Gas put in a CNG fueling station in Murray city's public works yard. They have partnered with Questar and have turned that into a profit center. He said Murray will be giving South Jordan information on how that works.

Mayor Osborne said he was recently appointed to the ULCT Board. He is the single board member for Salt Lake County.

## B. CITY COUNCIL MEMBERS

Council Member Barnes thanked those that went to the neighborhood meeting hosted by the developer of the project on 4000 West from 11400 South to 11800 South. The next meeting is scheduled for Tuesday, September 24<sup>th</sup> at the District movie theatre. He noted a meeting that he would be hosting between himself and his constituents. He will let everyone know when that meeting gets scheduled.

Council Member Barnes noted a concern from a resident off 11400 South Charter Point Rd. about a detention pond. They were promised that it would remain a dry pond except for heavy rainfall, and that has not been the case.

Council Member Seethaler thanked the Police Department for the recent Safety Fair.

Council Member Seethaler asked about the status of the SOJO marathon. Parks and Recreation Director Tingey indicated that the event will be happening. He gave some details on the event. Mayor Osborne asked about the public campaign for the event? Mr. Tingey said they have contracted with a race manager that is taking care of those details. A lot is being done through social media and other races in the area. The U of U and IHC are also helping through their employee network. They are hoping for 1200 participants this year.

Council Member Seethaler said he has heard UTA's route 218 in South Jordan is in jeopardy. Mayor Osborne said the route will be changing. He outlined the new route and indicated that it is a much enhanced route. This is the first step in having a circulator. It is a firm route, not a flex route. They have asked UTA to start the route one week prior to Thanksgiving.

Council Member Seethaler noted the upcoming public debate on Monday at 6:30 pm at the Legacy Retirement Residence.

Council Member Butters said he attended the recent DARE graduation at Welby Elementary. He indicated that they should continue to fund that program.

Council Member Short expressed appreciation for the recent Safety Fair.

## C. CITY MANAGER

Finance Director Sunil Naidu reviewed the Resolution and breakdown for police and fire vehicles to be replaced over the next 3 years (Attachment D). He said no financial institutions want to commit to a fixed rate line of credit at this time. He said as they draw the money, the interest rate will be based on the market rate at that time. Right now, they can get a 1.2 percent rate for 3 years.

Council Member Seethaler reviewed the terms of the purchase. The loan will be paid off in 3 years. When they turn the vehicles in or sell them, those funds can be used towards new indebtedness for replacement of those vehicles. Mr. Naidu said the money will be shown in the operations budget. He is not sure if it will be in fleet operations or in the specific department operations budget. Council Member Seethaler said this system will force a certain discipline, which includes payment monthly and to be reflected in the operations budget.

City Attorney Wall indicated that in Attachment A of this Resolution, that will be amended to say that the city will obtain a fixed rate loan for purchase of vehicles in each of the following three fiscal years; 2013/2014, 2014/2015, 2015/2016.

The City Council indicated that they were unanimous in favor of the amended Resolution.

#### D. OTHER

None.

**Council Member Barnes made a motion to go into a closed session to discuss the deployment of security personnel, devices, or systems. Council Member Newton seconded the motion. Roll call vote. The vote was unanimous in favor.**

#### VIII. CLOSED SESSION

**Council Member Short made a motion to come out of closed meeting. Council Member Barnes seconded the motion. The vote was unanimous in favor.**

#### IX. ACTION ITEM FROM CLOSED SESSION

- A.1. Resolution R2013-60, Water System Security Project (*By Public Works Director Rasmussen*)
- A.2. Potential Action Item – (See IX. A.1.) R2013-60

**Council Member Newton made a motion to approve Resolution R2013-60. Council Member Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.**

**Council Member Barnes made a motion to go into closed meeting to discuss the potential purchase, sale, or lease of land. Council Member Newton seconded the motion. The vote was unanimous in favor.**

#### CLOSED SESSION

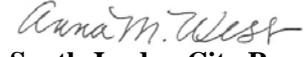
**Council Member Seethaler made a motion to come out of closed meeting. Council Member Short seconded the motion. The vote was unanimous in favor.**

ADJOURNMENT

**Council Member Butters made a motion to adjourn. Council Member Newton seconded the motion. The vote was unanimous in favor.**

The September 17, 2013 City Council meeting adjourned at 10:24 p.m.

**This is a true and correct copy of the September 17, 2013 City Council minutes, which were approved on October 1, 2013.**

  
**South Jordan City Recorder**

My name is Jennifer Boehme and I am a resident in Riverwalk Estates. I understand the city has had Ensign Engineering survey the Mulligan's property and will be having the consulting firm Kimberly Horn provide master planning similar to the river bottom area south of 10600 S. If the city is spending money on engineering and planning, that tells me the city is likely to follow that plan.

My husband and I rented for 3 years in South Jordan when we were first married. We moved around the valley several times and knew we wanted to come back to South Jordan. In 2006, we discovered the Riverwalk Community. It is a gem tucked away behind Mulligan's. We were able to build a home in that community and have enjoyed living there for the past year and a half. We were drawn to the area for its quiet, rural feeling and for the easy recreation access to the Jordan River Parkway and Mulligan's Golf and Games. We use both regularly.

Mulligan's is a draw for people who want some quality recreation in the south end of the Salt Lake Valley. I am disappointed that the city would even consider selling such an asset to South Jordan. The money that could be made by the sale will not make up for the loss of value to the South Jordan community. I have concerns about the commercial development of Mulligan's bringing noise, crime, and a concrete and steel view to the Riverwalk community.

It doesn't matter to me if the city plans to sell Mulligan's in one year or in 30 years. As long as we live in our Riverwalk Estates home, I want Mulligan's as a neighbor. Please reconsider the plans you have started for Mulligan's and, instead, leaving it as the beautiful golf course it already is!

I see Jordan District is on the agenda to present information about the coming bond election. I serve on the Friends of Jordan School District Bond Campaign committee and ask you to support the bond.

We all benefit from the bond. Communities benefit, because we have an educated workforce.

- Future workers have needed skills
- Companies want to locate in our communities
- Economic growth
- Lower crime rates

If you support the bond, we would love a public statement from elected officials to use on our website and other campaign materials. Please contact me if you would like to make a statement.

Thank you for your time.

Jennifer Boehme

10233 Mystic Creek Bay, South Jordan, UT 84095

801-541-4582

jboehme@hotmail.com

## Anna West

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**From:** Chuck Newton  
**Sent:** Wednesday, September 18, 2013 5:52 PM  
**To:** Jennifer Boehme; Anna West  
**Cc:** Scott Osborne; Mark Seethaler; Brian Butters; Steve Barnes; Larry Short  
**Subject:** Re: Mulligan's and JSD Bond

Thank you for your email. By virtue of this reply, I am forwarding your statement to our City Recorder so that it can be included in the minutes as the Mayor requested Tues night after your comments.

Best Regards,  
Chuck Newton, Council Member  
District 2  
City of South Jordan

Sent from my iPad - but big deal!

On Sep 18, 2013, at 12:18 PM, "Jennifer Boehme" <[jboehme@hotmail.com](mailto:jboehme@hotmail.com)> wrote:

Dear Mayor and South Jordan City Council Members,

I appreciate the opportunity to share my concerns last night. I was asked to email my comments to the recorder, but I do not know who that is. My comments from last night are attached.

I would also like to thank Mr. Newton for explaining to me that the survey of Mulligan's is part of a larger economic development survey, that the batting cages and miniature golf make money, but that the par-3 golf course loses money. He suggested that a park in place of the par-3 golf course would allow more access to more residents. He stated that a park would cost the city less than maintaining the par-3 golf course. I would be in support of a park.

I am truly interested in a statement of support for the Jordan District bond from any of you. It would be posted on our website (which is still under construction). Please send any statement to me.

Thank you for your time.

Sincerely,  
Jennifer Boehme  
10233 Mystic Creek Bay, South Jordan, UT 84095  
801-541-4582  
[jboehme@hotmail.com](mailto:jboehme@hotmail.com)

<Mulligans.docx>

## Youth Council Roster 2013-14

Name	Oath Completed
Allen, Alexa	9/17/2013
Allen, Savannah	9/3/2013
Bakker, McKenna	9/17/2013
Balls, Amanda	9/17/2013
Bangerter, Amber	9/3/2013
Barney, Chloe	9/3/2013
Bell, Morgan	9/17/2013
Bench, Sarah	9/17/2013
Bennett, Nicole	9/17/2013
Berrett, Anna	9/3/2013
Bingham, Elizabeth	
Bingham, Rebecca	9/3/2013
Birtcher, Madison	9/17/2013
Borzoni, Nolan	
Bradshaw, Liesel	9/17/2013
Brock, Anika	9/3/2013
Christensen, Kacy	9/3/2013
Christensen, Karlie	9/17/2013
Christensen, Kiylee	9/3/2013
Clark, Emily	
Cowdell, Skye	9/3/2013
Craghead, Jacob	9/3/2013
Dial, Lyndon	9/3/2013
Dickerson, Noelle	
Dodge, Mary	9/17/2013
Dolan, Mindy	9/17/2013
Druce, Samantha	9/17/2013

Fairbanks, Alexis	9/3/2013
Fairbanks, Grace	9/3/2013
Goff, Hadley	9/17/2013
Green, Gabe	9/3/2013
Green, Marisa	9/3/2013
Hansen, Alexis	9/3/2013
Hawkins, Jacob	9/3/2013
Hicks, Brayden	9/3/2013
Hoang, Yenni	9/3/2013
House, Livia	9/3/2013
Howarth, Joel	9/3/2013
Howarth, Kira	9/3/2013
Jencks, Stephanie	
Knight, Cydney	9/3/2013
Knudsen, Kourtney	9/3/2013
LeBaron, Emily	9/3/2013
LeVitre, Alexis	
Lyman, Kayla	9/17/2013
Mabey, Whitney	9/3/2013
Medeiros, Josh	
Morey, Bethany	9/17/2013
Murphy, Megan	9/17/2013
Nielsen, Nic	9/17/2013
Nielson, Tanner	9/17/2013
Ok, Brenden	9/3/2013
Peters, Sabrina	9/3/2013
Phung, Thomas	9/3/2013
Radhakrishnan, Sri	9/17/2013
Robison, Kaili	9/3/2013
Russell, Kaylee	9/3/2013

Schreiner, Amy	9/17/2013
Schroepel, Madeline	
Seeley, Leigh	9/3/2013
Simpson, Sarah	9/3/2013
Smith, Baylee	9/3/2013
Smith, Braeden	
Soutas, Jenessa	9/3/2013
Staley, Seth	9/17/2013
Stringham, Danielle	
Sudabattula, Mohan	
Tupai, Sidney	
Vinter, Caroline	
Wang, Jeffery	9/3/2013
Wayman, Haley	9/3/2013
White, Joshua	9/17/2013



It's time to learn the

# Jordan Bond Basics

## Bond at a Glance

**Bond Amount:** \$495 million

**Tax Impact:** A maximum increase of \$10 per month for each \$100,000 of home value (approximately \$0.83 per day on an average home).

### Bond Use:

- 8 new elementary schools
- 2 new middle schools
- 1 new high school
- 1 reconstructed elementary school (West Jordan Elementary)
- 1 reconstructed middle school (West Jordan Middle)
- Property needed to build schools until 2018
- Numerous district-wide renovation projects for student safety
- Air conditioning for those schools without it

**Growth Factors:** Expert projections indicate that enrollment in Jordan School District could increase by more than 29,000 students in the next 10 years. Housing these students will require as many as 19 new schools.



Please visit [www.jordanbond.org](http://www.jordanbond.org) for more info

## Jordan Bond Frequently Asked Questions

### What is bonding?

Bonding is a way for government entities to borrow money for large projects and repay it with future tax proceeds.

### Why is the District bonding for \$495 million?

Jordan District is experiencing unprecedented growth in our student population which is resulting in critical school building needs. Bottom line, we need to house children to educate them. In addition, the current construction climate is favorable and interest rates are low.

### Where will the new schools be built?

New building locations will be considered throughout the District based on continued student population growth and building needs. This bond will fund construction for approximately five years.

### How can the bond money be used?

Bond money can only be used for expenditures specifically stated in the bond proposition, purchasing property for new schools, constructing and furnishing buildings, plus renovations on existing property. Bond money cannot be spent on salaries or other ongoing operational expenses.

### How did you arrive at the project list?

The number one consideration is student safety, followed by student housing needs, critical repairs crucial to make buildings safe and the responsible use of allocated funds.

### What will happen if the bond is not approved?

The District will consider other options to manage student population growth including more year-round schools and portables, pocket busing, boundary realignments and double sessions.

### Will the tax increase appear all at once?

No, it will be gradual as the bonds are sold and projects begin.

### How long will it take to repay the bond?

Once a bond is issued for a project, it is repaid over a 15-20 year period, similar to a home mortgage.

Please visit [www.jordanbond.org](http://www.jordanbond.org) for more info

9-17-2013  
CC meeting  
"Attachment C"

JORDAN SCHOOL DISTRICT  
7387 South Campus View Drive  
West Jordan, UT 84084-5500

NONPROFIT  
US POSTAGE  
PAID  
PERMIT 3280  
SLC, UT



Attachment C  
9-17-13

## Frequently Asked Questions

**What is bonding?** Bonding is a way for government entities to borrow money for large projects and repay it with future tax proceeds. It is similar to obtaining a personal home mortgage.

**Why is the District bonding for \$495 million?** Jordan District is experiencing unprecedented growth in our student population which is resulting in critical school building needs. Bottom line, we need to house children to educate them. In addition, the current construction climate is favorable and interest rates are low.

**How can the bond money be used?** Bond money can only be used for expenditures specifically stated in the bond proposition, purchasing property for new schools, constructing and furnishing buildings, plus renovations on existing property. Bond money cannot be spent on salaries or other ongoing operational expenses.

**How much will the bond cost me?** Bond costs will vary each year, depending on when the bonds are sold. At its maximum, the bond will cost a homeowner \$10 per \$100,000 of home value each month. An average home in Jordan School District is valued at \$248,480. The most the bond will cost the average home is \$24.85 per month, or \$0.83 per day.

**What happens if all of the project money is not needed?** It will not be spent. The District will only borrow money as schools and renovations are needed.

**Can the District build schools without bonding?** The District can build a few schools over time if funds are saved, but it will not provide sufficient money to keep up with growth. Bonding is the only sustainable way to keep up with student growth.

**How do cities raise money to handle growth?** Cities have four main methods for handling growth: Impact Fees, Property Tax, Sales Tax and Bonds. Most cities charge impact fees on every building permit.

**Why doesn't the District charge impact fees?** The 1995 legislature made it illegal for school districts to impose impact fees. <http://le.utah.gov/code/TITLE53A/53A20.pdf>

**Where will the new schools be built?** New building locations will be considered throughout the District based on continued student population growth and building needs.

**If the bond is approved, how soon will construction begin on new schools?** Some new school construction can begin immediately if architectural plans already in use throughout the District are approved. All other projects will be constructed as planned.

**Is there a project list for how the bond money will be used?** Yes, a tentative list can be viewed at [www.jordanbond.org](http://www.jordanbond.org).

**How did you arrive at the project list?** The number one consideration was student safety, followed by student housing needs, critical repairs crucial to make buildings safe and the responsible use of allocated funds.

**Can schools be built for less?** The Board of Education is assembling a committee of parents, patrons and employees to review school construction costs and provide suggestions to the Board on building more

cost effective schools. The District currently builds high-quality schools as inexpensively as possible. Jordan School District spends less on building a school than nearly 80 percent of school districts throughout the country. The District also builds at a much lower cost per square foot than other public buildings throughout the State.

**Can school buildings be redesigned to save money?** Possibly. An advisory committee will be studying this possibility. Currently, to save money, the District reuses the same architectural design in all schools at each level. Over time with input from staff, school designs become more and more efficient. Using existing designs helps reduce the construction timeline.

**What will happen if the bond is not approved?** The District will consider other options to manage student population growth including more year-round schools and portables, pocket busing, boundary realignments and double sessions.

**Will the tax increase appear all at once?** No, it will be gradual as the bonds are sold and projects begin.

**How long will it take to repay the bond?** Once a bond is issued for a project, it is repaid over a 15-20 year period, similar to a home mortgage.

**Will any underutilized schools be closed?** The Board of Education is forming a committee of parents, patrons and employees to help consider all options and seek public input on this issue.

**How much property is needed for each school site?** An elementary school requires 12 acres, a middle school approximately 25 acres and a high school 60 acres.

**I've heard Alpine School District is building elementary schools for \$12 million. Why is Jordan School District building them for \$18 million as listed on the project list?** Our \$18 million projected cost reflects all building and site costs. If we compare only building construction costs (as in the Alpine cost comparison) then we come to a true comparison of construction costs. It is important to remove the extra costs in school construction, which include furniture, fixtures and equipment (FFE), site costs, inflation, and off site costs (utilities, roads, sidewalk, etc.). We remove these because there are so many variables with these costs. True construction costs are measured by cost per square foot, which is the recognized standard in any building construction.

When we compare construction costs between Alpine School District\* and Jordan this is what we find: In 2010 Alpine built two elementary schools (Traverse Mountain Elementary and Mountain Trails Elementary) and Jordan built one (Fox Hollow Elementary). The actual building construction costs for these three schools were:

Jordan	Fox Hollow	\$10,376,000
Alpine	Traverse Mtn	\$11,152,179*
Alpine	Mountain Trails	\$10,167,033*

The square footage for each was:

Jordan	Fox Hollow	85,000
Alpine	Traverse Mtn	79,000*
Alpine	Mountain Trails	79,000*

This means that the total construction cost per square foot for each facility was:

Jordan	Fox Hollow	\$122.07
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Alpine	Traverse Mtn	\$141.16
Alpine	Mountain Trails	\$128.69

You can see that our total construction cost per square foot is much lower than the smaller schools being built in Alpine School District.

\*These figures were provided by Alpine School District.

**Where does the \$18 million figure come from on the project list?** The \$18 million was listed to reflect the total project costs including: FFE (furniture, fixtures and equipment), site costs, off site costs and inflation. This is only a projected total and it is intended to include all variable and inflationary costs over the five-year period of the bond.

**How will you staff the new schools?** Each new school that opens necessitates hiring additional teachers and staff. Teachers are hired based on the school's enrollment. In a simplified way, the students attending the new school generate enough money (state-funded weighted pupil units -- WPU's) to offset the cost of each new teacher hired. However, there are other non-teacher costs created by opening a new school. The WPU does not generate enough funds to pay for the classified, administrative, and other licensed personnel required to support a new school. In addition, other costs, including supplies, maintenance, and utilities increase the total non-teacher operational costs. Combined, these non-teacher operational costs are about \$550,000 per year for an elementary school.

The District can fund these non-teacher operational costs through a combination of various ways. The District will focus on operational efficiencies in other areas, use future state funding enhancements, or increase our property tax revenue. The increased property tax revenue could come from new development growth and/or a tax increase. In 2003, voters authorized the District to levy additional taxes for the very purpose of opening new schools. Due to a combination of positive factors, including efficient financial management and changes in school tax laws, the District levies less than 60% of our board leeway maximum.

**Why is the District not making boundary changes now, and why is it not making all schools year round?** Boundary changes are considered each year as needed. At the end of September, the District brings information to the Board of Education regarding current student population trends. Based on the information given, the Board gives direction to District staff about which areas of the District need to be examined more closely for possible boundary/calendar changes in order to accommodate the continued growth. District staff then puts together different student housing scenarios for the Board to review. For boundary changes, parents potentially affected are then surveyed for their input. The results of this survey are presented to the Board of Education for the final decision and/or modification.

Year-round schools are a balance between providing for a growing community and being frugal with taxpayer monies. The Board is committed to year-round schools, as they allow the population of a school to expand and contract throughout the years. It saves the District in construction costs, but they are more expensive to operate annually than a traditional calendar school. Once a school's enrollment drops to the point that it can migrate back to a traditional schedule, it will save the District in operational costs.

Making every school in the District year-round would not be economically feasible. In many cases, it would require making the school's boundaries so large that it would dramatically increase the cost of busing children to the school. This would have a negative impact on District operational monies to the point of affecting programs in the classroom.

**Why don't we build larger schools so we don't have to use portables?** It is important to note that Jordan School District is building elementary schools 30,000 square feet or 30 percent larger today than we were just 15 years ago. An example of this can be found in Oquirrh Elementary in West Jordan, which was built in 1996 with approximately 62,000 square feet. Since this time, this prototype has been modified into 14 other elementary schools, the most recent being Fox Hollow Elementary, which opened in 2011 and measures 85,000 square feet. The District's two-story elementary design that is currently being built in Herriman is 90,000 square feet. Jordan School District is currently building the largest elementary schools of any school district in the State, and some of the largest in the nation. However, this may not be in the best interest of students academically, but rather a financial reality.

Portable classrooms, like year-round schools, are a means the Board has approved to help manage growth in a community. Ideally, as a school's enrollment grows, portables can be added to handle that growth, and over time the portable can be removed as the school's population balances out. Growth in the District is to the point that we still need and will continue to use portable classrooms.

**Why does JSD repay the bond debt over 15 years rather than 30 years?** Jordan School District has a AAA bond rating, the highest rating possible. We earned that highly regarded distinction from both Fitch and Moody's rating agencies. With a AAA bond rating our credit worthiness is equal to that of the State of Utah's and better than the United States of America. The AAA bond rating allows us to borrow funds at the lowest possible interest rate.

There are numerous variables that determine the bond rating. Jordan earned the AAA rating in part because Jordan repays general obligation bonds in a short time period (15 years). An additional benefit of repaying debt in 15 years instead of 30 is the total interest cost savings. Below is an example of the interest paid to borrow \$495 million at 3% annual interest:

	15-Year Term	30-Year Term	<b>Additional Interest Cost for a 30-Year Term</b>
Total Interest Cost	\$126,966,860	\$262,636,001	<b>\$135,669,141</b>

As you can see, the additional interest cost is \$135 million higher to repay the debt over 30 years instead of 15 years. In this example, we also assumed the same interest rate over both terms. In reality, the actual interest rate for a 30-year loan would probably be higher than for a 15-year loan, thereby increasing the total interest cost even more.

Why would we want to saddle the Jordan taxpayers with an additional \$135 million of unnecessary interest expense? That money could be more wisely applied to meeting our building needs instead of enriching bondholders.

**RESOLUTION R2013-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING EXPENDITURES FOR FLEET VEHICLE & EQUIPMENT REPLACEMENT.**

**WHEREAS**, the City Fleet Manager has prepared a prioritized list of vehicle and equipment to be replaced during the fiscal year 2013-14; and

**WHEREAS**, the City Fleet Policy, equipment lifecycle cost analysis, equipment reliability analysis and department user needs have been taken into consideration to generate the replacement list; and

**WHEREAS**, proposed replacement of vehicles and equipment will allow for City personnel to deliver City services in a reliable and operationally cost effective manner; and

**WHEREAS**, funding in the amount of \$658,000 for the proposed vehicle and equipment replacement for fiscal year 2013-14 was earmarked by the City Council during the June 4<sup>th</sup>, 2013 City Council meeting pending expenditure approval on further discussion.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH:**

**Section 1.      Fleet Vehicle & Equipment Replacement Funding.** Fleet replacement funds are approved for implementation and funding as outlined in Attachment A.

**Section 2.      Effective Date.** This resolution will be effective upon signature of the Mayor.

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, STATE OF UTAH, ON THIS 3rd DAY OF SEPTEMBER 2013, BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	_____	_____	_____	_____
Chuck Newton	_____	_____	_____	_____
Brian C. Butters	_____	_____	_____	_____
Steve Barnes	_____	_____	_____	_____
Larry Short	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
          Scott L. Osborne, Mayor

ATTEST: \_\_\_\_\_  
          City Recorder



## Attachment A

R2013-23 Fleet Funding Resolution was approved by the City Council with the following changes:

- 1) City to obtain a ~~line of credit for \$2,000,000.00.~~ *fixed rate loan current year LUG, sub. years*
- Staff will work with financing institution to obtain a line of credit.
  - Payment for the loan to be appropriated within an operations budget.
  - Start replacing public safety vehicles in thirds over three years with an initial spending cap of \$665,000.00.

List of 15 vehicles to be replaced in year one:

VEHICLE #	YEAR	MAKE	VEH MODEL	DEPARTMENT	POINTS	COST
6320	2006	FORD	EXPEDITION	FIRE	34	\$ 50,000
			CROWN			
5681	2005	FORD	VICTORIA	POLICE	32	\$ 46,000
5691	2005	TOYOTA	CAMRY	POLICE	32	\$ 35,000
7625	2007	DODGE	CHARGER	POLICE	32	\$ 46,000
			CROWN			
5675	2005	FORD	VICTORIA	POLICE	31	\$ 46,000
5685	2005	TOYOTA	CAMRY	POLICE	31	\$ 35,000
			CROWN			
5694	2005	FORD	VICTORIA	POLICE	29	\$ 46,000
			CROWN			
5682	2005	FORD	VICTORIA	POLICE	28	\$ 46,000
5690	2005	TOYOTA	CAMRY	POLICE	28	\$ 35,000
			CROWN			
6695	2006	FORD	VICTORIA	POLICE	28	\$ 46,000
			CROWN			
5693	2005	FORD	VICTORIA	POLICE	27	\$ 46,000
			CROWN			
6697	2006	FORD	VICTORIA	POLICE	27	\$ 46,000
6319	2006	FORD	EXPEDITION	POLICE	27	\$ 50,000
			CROWN			
5680	2005	FORD	VICTORIA	POLICE	27	\$ 46,000
			CROWN			
5683	2005	FORD	VICTORIA	POLICE	26	\$ 46,000
<b>Total Cost</b>			<b>15</b>			<b>\$ 665,000</b>

List of 22 vehicles to be replaced in year two:

VEHICLE #	MAKE	VEH MODEL	YEAR	DEPT	COST
4686	FORD	EXPLORER	2004	POLICE	\$ 46,000
5629	FORD	E150	2005	POLICE	\$ 35,000
5678	FORD	CROWN VICTORIA	2005	POLICE	\$ 46,000
5692	TOYOTA	CAMRY	2005	POLICE	\$ 35,000
6321	FORD	EXPEDITION	2006	FIRE	\$ 50,000
6699	CHEVY	C/K 1500	2006	POLICE	\$ 46,000
6601	FORD	CROWN VICTORIA	2006	POLICE	\$ 46,000
6696	FORD	CROWN VICTORIA	2006	POLICE	\$ 46,000
6698	FORD	CROWN VICTORIA	2006	POLICE	\$ 46,000
7602	CHEVY	C/K 1500	2007	POLICE	\$ 46,000
7614	CHEVY	C/K 1500	2007	POLICE	\$ 35,000
7603	TOYOTA	CAMRY	2007	POLICE	\$ 35,000
7605	DODGE	CHARGER	2007	POLICE	\$ 46,000
7606	DODGE	CHARGER	2007	POLICE	\$ 46,000
7607	DODGE	CHARGER	2007	POLICE	\$ 46,000
7608	DODGE	CHARGER	2007	POLICE	\$ 46,000
7616	DODGE	CHARGER	2007	POLICE	\$ 46,000
7617	DODGE	CHARGER	2007	POLICE	\$ 46,000
7618	DODGE	CHARGER	2007	POLICE	\$ 46,000
7619	DODGE	CHARGER	2007	POLICE	\$ 46,000
7620	DODGE	CHARGER	2007	POLICE	\$ 46,000
7621	DODGE	CHARGER	2007	POLICE	\$ 46,000
<b>Total Cost</b>	<b>22</b>				<b>\$ 972,000</b>

List of 21 vehicles to be replaced in year three:

VEHICLE #	MAKE	VEH MODEL	YEAR	DEPT	COST
8326	FORD	F250	2008	FIRE	\$ 46,000
8327	FORD	EXPLORER	2008	FIRE	\$ 46,000
8626	FORD	EXPEDITION	2008	POLICE	\$ 50,000
8630	DODGE	CHARGER	2008	POLICE	\$ 46,000
8631	DODGE	CHARGER	2008	POLICE	\$ 46,000
9634	FORD	EXPLORER	2009	POLICE	\$ 46,000
9635	FORD	EXPLORER	2009	POLICE	\$ 46,000
9632	DODGE	CHARGER	2009	POLICE	\$ 46,000
9633	DODGE	CHARGER	2009	POLICE	\$ 46,000
9640	FORD	EXPLORER	2010	POLICE	\$ 46,000
1645	DODGE	DURANGO	2011	POLICE	\$ 46,000
1646	DODGE	DURANGO	2011	POLICE	\$ 46,000
1647	DODGE	DURANGO	2011	POLICE	\$ 46,000
1648	DODGE	DURANGO	2011	POLICE	\$ 46,000
1649	DODGE	DURANGO	2011	POLICE	\$ 46,000
3602	DODGE	DURANGO	2013	POLICE	\$ 46,000
3603	DODGE	DURANGO	2013	POLICE	\$ 46,000
3604	DODGE	DURANGO	2013	POLICE	\$ 46,000
3605	DODGE	DURANGO	2013	POLICE	\$ 46,000
3606	DODGE	DURANGO	2013	POLICE	\$ 46,000
3607	DODGE	DURANGO	2013	POLICE	\$ 46,000
<b>Total Cost</b>		<b>21</b>			<b>\$ 970,000</b>

2) Purchase of Vehicle

a. City Council approved \$922,000.00 cash to purchase the following vehicles:

VEHICLE #	YEAR	MAKE	VEH MODEL	DEPARTMENT	POINTS	COST
8472	1998	FORD	LT9000	PUBLIC WORKS	28	\$ 225,000
3214	2003	CHEVY	C/K 1500	ENGINEERING	31	\$ 30,000
6138	2006	DIXIE CHOPPER	MOWER XT330-60	PARKS DEPT. COMM. SERVICES	N/A	\$ 12,000
3501	2003	CHEVY	S10	ENGINEERING	28	\$ 25,000
2439	2002	FORD	F550	PUBLIC WORKS	28	\$ 150,000
5134	2005	HONDA	FOREMAN	PARKS DEPT.	N/A	\$ 10,000
2209	2002	CHEVY	S10	ENGINEERING	27	\$ 25,000
8148	2006	DIXIE CHOPPER	MOWER XT330-60	PARKS DEPT.	N/A	\$ 12,000
3502	2003	CHEVY	S10	GOV. SERVICES	27	\$ 30,000
2703	2002	CHEVY	S10	PARKS DEPT.	27	\$ 30,000
4508	2003	FORD	E450	BUS. SERVICES	29	\$ 100,000
T1102	2004	WILLIAMSON	TRAILER	PARKS DEPT.	N/A	\$ 15,000
T1103	2004	WILLIAMSON INTERNATIONAL	TRAILER	PARKS DEPT.	N/A	\$ 15,000
2436	2003	L	7600	PUBLIC WORKS	27	\$ 225,000
8149	2008	WALKER	MOWER	PARKS DEPT.	N/A	\$ 15,000
<b>Total Cost</b>						<b>\$ 919,000</b>