

SOUTH JORDAN CITY
COMBINED CITY COUNCIL AND
REDEVELOPMENT AGENCY MEETING

May 2, 2023

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Tamara Zander, Council Member Brad Marlor, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Director of Public Works Jason Rasmussen, Director of Administrative Services Melinda Seager, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Fire Chief Chris Dawson, Police Chief Jeff Carr, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Strategy & Budget Analyst Abigail Patonai

Absent:

Others:

6:45 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Thought – *By Resident Britt Montemayor*

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

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

D. Minute Approval

D.1. April 18, 2023 City Council Study Meeting Minutes

D.2. April 18, 2023 City Council Meeting Minutes

Council Member Marlor motioned to approve the April 18, 2023 City Council Study Meeting Minutes and the April 18, 2023 City Council Meeting Minutes as published. Council Member McGuire seconded the motion; vote was unanimous in favor.

Council Member Shelton motioned to amend the agenda, adding an Item I. Executive Closed Session to discuss reasonably imminent litigation. Council Member Harris seconded the motion; vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton was unable to attend the conference with the others unfortunately. He attended the city's Senior Advisory Committee meeting today. The staff surveyed the seniors regarding their most desired activities; the number one choice was a trip to Wendover, with the second most desired activity being a class on computers and cell phones. They have also started a Spanish class, a crochet and knitting class, and Community Center Supervisor, Jamie Culbertson will be touring the Orem Senior Center which is apparently doing a wonderful job. They could use some more members on the Senior Advisory Committee, and he shared that a former member, Cheryl Staley, passed away April 4.

Council Member Patrick Harris attended the South Valley Sewer District meeting and everything is going well. He was invited to attend the Salt Lake Chamber's Giant City, and it was a packed house. The Utah League of Cities and Towns Conference was wonderful, and he thinks our city probably participated more than any other city in the state with staff doing presentations, teaching classes and working behind the scenes.

Council Member Brad Marlor shared some photos from a family event at our city's all abilities park, and he specifically noted that he got to see a wheelchair user enjoying the merry go round in the park, laughing and having tons of fun. It was wonderful to see her enjoying the park along with everyone else that day. He echoes Council Member Harris comments on the UCLT Conference, and was able to see some of the presentations given by members of our city staff. There was an Architectural Review Committee meeting this past week, where they approved the architecture for two new buildings; one is a preschool/daycare facility, the other is a business condo building. He recently responded to a resident with concerns regarding Jordan Ridge Park, and he believes Director of Recreation Janell Payne is dealing with that individual currently. Apparently there are individuals from multiple states without permits playing there, and he thanked staff for working on getting that straightened out. He met with Doug Young today over lunch to discuss some of the things he is doing for South Jordan, and he is very impressed with everything shared.

Council Member Tamara Zander said on April 20 she was asked by the HOA at Springhouse Village to come and talk about the upcoming potential annexation, some of the growth on the west side and Downtown Daybreak. She met with about 20 residents that night at the 55+ community, and it was a great opportunity to engage with those residents and show that Daybreak is a part of South Jordan. On April 27, the mayor asked Council Member Zander to represent her and the city at an ARPA funds event. She shared some photos from that event where there was a marketing/news opportunity for seven cities in the southwest part of the valley; most of those in attendance were mayors with a few council members. The ARPA funds have been given to cities and many cities have chosen to use those funds to conserve water and "flip the strip". She shared a picture from the event of them standing on a grassy area in West

Jordan that is not used between parking areas, where it was announced that they were flipping those strips. Something shared with her in that press release was that this project will total 9,000,000 gallons of water saved, 412,000 square feet of turf removed, and over \$1.1 million of grant money approved and used. On April 29, she and her husband went for a ride on their eBikes from their home to the west side of Daybreak. They used trails and looped all over the west side of Daybreak, west of Mountain View Corridor. She encouraged everyone who hasn't been out there recently to go for a drive and see it, as it is different every two weeks. She was surprised by how much there is out there, and they had a wonderful time. As she was riding back, she and her husband stopped at small shop called Happy Teriyaki for food where they met a gentleman named Javier who didn't speak any English. She was so proud of his courage to start a business, buying a franchise in South Jordan City, and she was able to give him some words of encouragement from one business owner to another.

Council Member Jason McGuire thanked the Public Works Department for their quick work on the morning of April 21. During his commute, he discovered some graffiti at the bridges on Oquirrh Lake Road, and within about two hours they had it all cleaned up. He attended an Arts Master Plan Committee meeting, where they are already starting to receive some great feedback from the Spring Spectacular. There was a booth where residents could give input, and it appeared that a lot of input was received with whole families participating; that same opportunity will be available at Saturday's Art on the Town event as well. He also congratulated Herriman High School who got third place at a recent poetry slam.

Mayor Dawn Ramsey discussed the League Conference and shared some pictures from the event. She had a good conversation with President Randall, who had some questions and asked to meet with her another time to get some collaborative advice on things he has never dealt with at the University. Tim Shriver, the keynote speaker, gave an amazing presentation. She attended some of the presentations by our staff members, and she was so proud of the wonderful city representation. She attended the Jordan Valley Water Conservancy District Member Agency Meeting, which she attended as a trustee, and she shared a picture of the agency experts that help to run things there. She was invited to attend the signing of the Growth and Transportation bill with the governor, as well as an event to commemorate the one year anniversary of the passing of a young man in West Jordan who was hit and killed by a drunk driver on his bicycle. An Angel Bike was donated at the event, and his friends were able to paint and place it there as a memorial. His grandfather lives here in South Jordan and has spent the last year working on legislation to hold bars accountable for serving excessive alcohol and putting some responsibility back on them. She attended the Women in Local Government lunch as part of the conference. Last Thursday night she had the chance to accept an award on behalf of Wasatch Front Regional Council, who was named Employer of the Year for the Women in Transportation Network Organization. She was asked to be the one to attend and speak as she is the first woman chair. She did an interview with a researcher from Utah State University for an hour about our city's efforts to promote water conservation, air quality and protection of the climate and environment. She met with some residents and had some great conversations. Today she attended the ONE Utah Summit, held in Davis County for the first time, where she heard some great presentations

on what is happening in the state of Utah and what the future could look like. She had some meetings with the Larry H. Miller team to discuss some current projects and strategies. She took her family for a tour of the Rio Tinto Kennecott Copper Mine, where they got to see a blast happen. Lastly, she was able to attend her own graduation last week at BYU. Both KSL and the Salt Lake Tribune reached out and asked to do profile pieces on her graduation, and she is happy to be an example for women all over.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting. There were no comments and public comments were closed.

G. Public Hearing Items

G.1. Resolution R2023-10, Regarding the Station Area Plan requirements for the UTA Trax 4800 W. Old Bingham Hwy station. RCV (*By Director of Planning Steven Schaefermeyer*)

Director of Planning Steven Schaefermeyer reviewed background information from the Council Report.

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

Council Member Shelton motioned to approve Resolution R2023-10, Regarding the Station Area Plan requirements at the location above. Council Member Marlbor seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

G.2. Ordinance 2023-07, Amending Section 17.130.050 (PD Zone Requirements) of the South Jordan City Municipal Code creating an exception to the requirement that the applicant enter into a Development Agreement in those instances where the applicant is the City of South Jordan. RCV (*By Director of Planning Steven Schaefermeyer and City Attorney Ryan Loose*)

Director of Planning Steven Schaefermeyer reviewed background information from the Council Report.

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

Council Member McGuire motioned to approve Ordinance 2023-07, Amending the above section of the South Jordan Municipal Code. Council Member Zander seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

G.3. Resolution R2023-24, Adopting a final budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2023 and

ending June 30, 2024 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 years 2023. RCV *(By CFO Sunil Naidu)*

CFO Sunil Naidu reviewed background information from the Council Report. He addressed questions from some of the council members and shared his responses, which are included in Attachment A.

Council Member Harris asked for more details on the power poles owned by Rocky Mountain Power.

Director of Public Works Jason Rasmussen shared that Rocky Mountain Power was not taking good care of their poles, and the city was paying them a monthly fee. The city decided a few years ago to start acquiring those poles from Rocky Mountain. We pay them a small fee and we replace their fiberglass poles with the standard poles used in neighborhoods.

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

Council Member Harris asked if the \$4 million associated with the fleet includes the selling of existing vehicles on the public surplus auction site.

CFO Naidu responded that the numbers he makes available are the net total of funding.

Council Member Shelton motioned to approve Resolution R2023-24, Adopting a final budget for the City of South Jordan. Council Member Harris seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

Council Member Zander motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member McGuire seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

G.4. Resolution RDA 2023-02, Adopting a final budget for the Redevelopment Agency of the City of South Jordan, Utah, for the fiscal year 2023-2024. RCV *(By CFO Sunil Naidu)*

CFO Sunil Naidu reviewed background information from the Council Report.

Chair Ramsey opened the public hearing for comments. There were no comments and the public hearing was closed.

Board Member Harris motioned to approved Resolution RDA 2023-02, Adopting a final budget for the Redevelopment Agency of the City of South Jordan. Board Member Zander seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

Board Member Marlor motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Board Member Zander seconded the motion; vote was unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

H. Staff Reports and Calendaring Items

Deputy City Manager Dustin Lewis recognized Police Chief Jeff Carr, who was selected by the Chiefs of Police to represent the City of South Jordan on a new committee being formed for the safety of our kids in schools.

Chief Carr shared that House Bill 61 by Ryan Wilcox created this taskforce with many duties. One of those duties includes developing the qualification duties and scope of authority of the State Security Chief. They will also be looking at many aspects of School Resource Officers. Lieutenant Pennington did a lot of work during the legislative session representing Wilcox on this bill, and our police department felt they needed to stay involved.

Manager Lewis noted that the Art's Council would like to meet with the City Council for some input, and he has reserved some time during the work session on May 16 for that.

Director of Recreation Janell Payne said there are a lot of preparations going on for Summerfest. Based on feedback from a previous study session, they are moving forward with a parade preview event on Tuesday, May 30 at Highland Park. They will be promoting the rest of the Summerfest activities at that event, and the dunk team from Spring Spectacular will be there along with some kite flying activities and a windmill craft for families. That will be from 6:00 to 8:00 p.m.

City Manager Whatcott and City Attorney Ryan Loose attended a special luncheon for the Mayor to celebrate her college graduation, he appreciated the invitation and enjoyed the event.

City Attorney Ryan Loose shared a conversation he had with some members of the League. They were discussing who should attend what meetings, and it was mentioned that many of the cities will not allow their staff to be as involved as they need them "back home" and don't want to commit to sharing those resources. He thanked our city for allowing staff to be a part of the conference and other committees, which allows our city to be a part of many conversations that help us at the legislature and many other places. He is going to the Municipal Attorney's Meeting and something that will be discussed in the closed meeting is what's going with social media. He asked staff to watch the videos shared with them, as what is discussed may affect how council members used their social media. Some courts are deeming that any public posts done on

an account then make it a public forum, which means people cannot be blocked and you can no longer use it as your personal account.

Council Member Zander motioned to move to Executive Closed Session to discuss pending or reasonably imminent litigation. Council Member Marlor second the motion; vote was unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

I. Executive Closed Session

I.1. Discuss pending or reasonably imminent litigation.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member McGuire motioned to adjourn the Executive Closed Session and return to the City Council Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

Council Member McGuire motioned to adjourn the City Council meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The May 2, 2023 City Council Meeting adjourned at 8:45 p.m.

This is a true and correct copy of the May 2, 2023 Combined City Council and Redevelopment Agency Meeting Minutes, which were approved on May 16, 2023.

Anna Crockett

South Jordan City Recorder

From Jason McGuire:

- Would the Assistant City Manager position be filled as a Deputy City Manager?
 - *No, the position will be filled as an Assistant City Manager. Current Deputy City Manager position is temporary. Title on page 69 will be changed to ACM.*

From Don Shelton:

Hi Sunil,

I had the opportunity to review the budget documents in the Council Meeting materials. As is tradition, I have a couple thoughts and a few questions for you.

- Page 35 of the budget first sentence probably should be re-written to indicate that Property Tax rates are **not** keeping up with inflation.
 - *Good catch. In order to capture inflation, the City will need to hold a Truth in Taxation hearing and raise rates.*
- Page 63 of the budget. Can you explain what is included in the Administration Fees?
 - *Fees charged to Other Funds for services provided by general government services. These services include management, financial, legal, IT, Fleet, HR, Risk, etc.*
 - *Funds paying administration fees to GF:*
 - *Water*
 - *Secondary Water*
 - *Storm Drain*
 - *Sanitation*
 - *Recycling*
 - *Mulligans*
 - *IFT*
 - *RDA*
- Page 64 of the budget. Why the big difference year to year in Ambulance Fees? Also, what are Other Services?
 - *Ambulance fees consists of regular Ambulance Fees and Interfacility Transfer Fees. This year, Council approved the creation of Interfacility Transfers Fund. Reduction in Ambulance revenue reflects IFT portion of that revenue.*
 - *OTHER SERVICES:*
 - *Administration Fee*
 - *After Hours Inspection Fee*
 - *Rocky Mountain Power Connecting Fee*
 - *State Building Fee*
 - *Inspections Fees*
 - *Vending Revenue*
 - *Program Revenue*
 - *Cell Tower Lease*
 - *Facility Rental Fee*
 - *Records Request Fee*
- Page 153 of the budget. Looks like we are paying off the Water Revenue Bond this year. Are we planning to obtain new financing to fund new water projects?
 - *Yes, the plan is to fund the future capital needs of the Water Fund with bond proceeds. Rate study as well as the Impact fee study was done last year and as part of the study, approximately \$25m worth of projects were identified for the next 3-5 years.*
 - *We looked at both the bonding and the Rate increase options, bonding came out to be a better option.*

- Page 154 of the budget. Can you explain the chart at the bottom of the page?
 - *The chart represents an approximate operational impact of approved capital projects. In other words, once the project is completed and is in place, what will it cost to maintain going forward?*
- Page 161 of the budget. What caused our Equity in the Trans Jordan landfill to increase? Did we invest more money in the Landfill?
 - *No, the increase in equity is due to an increase in Trans Jordan Landfill's income. For the year, their income increased by approximately \$3.5m.*
- Page 164 and 165 of the budget. I know we had the manager of Mulligan's in not too long ago. Is it possible to get a list of the planned CIP with an estimate on the timing of those projects? Looks like we are saving for larger projects right now, is that correct?
 - *There are a couple of major projects in an analysis phase right now.*
 - *Culinary Water Cross Connection*
 - *\$50k budgeted, total costs will be around \$200k.*
 - *Irrigation System replacement.*
 - *Current system is around 30 years old and to replace it would cost around \$3.5M.*
 - *Adding Launch Monitors to the double decker driving range.*
 - *This amenity will cost around \$120k per year for 5 years*
 - *This will provide with all year revenue stream*
- Page 167 of the budget. What are the operating expenses?
 - *All expenditures that were part of the Risk Management budget in the General fund is now under the new Self Insurance fund. The following currently makes up the Operating Expenditure category:*
 - *Surety Bonds*
 - *Claims & Losses*
 - *Liability Insurance*
 - *Recaptured Losses*
 - *Property Insurance*
 - *Mitigation*
 - *Contingency*
 - *Cell Phones*
- Page 171 of the budget. Thanks so much for listing the information on the bonds issued by the City.
 - *Budget document does include a lot of information related to the City.*
- Page 182 of the budget. Are we through converting Street lights? Just wondering why there is no budget for ongoing street light conversion.
 - *Yes, all the City owned lights have been converted to LED.*
 - *There are about 700 Rocky Mountain Power owned poles and lights which the City is in the process of acquiring and switching to LED's over a period of time.*
- Page 187 of the budget. Does the Fleet Equipment include police vehicles and/or Fire Equipment?
 - *Yes, Fleet amount listed includes Fire and Police equipment. They will be reported separately in the final version of the budget book.*
 - *Fire Equipment: \$2,000,000*
 - *Police: \$963,000*

Thanks so much for your help.

Don S.