MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING

Wednesday, June 14, 2023 - 6:00 PM
Approved June 28, 2023

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

REDEVELOPMENT AGENCY MEETING

1. *CALL TO ORDER*

BOARD: Chairperson Chris McConnehey, Vice Chairperson Pamela Bloom, Board Member Kelvin Green, Board Member Zach Jacob, Board Member David Pack, Board Member Kayleen Whitelock, Board Member Melissa Worthen

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, Budget & Management Analyst Rebecca Condie, Policy Analyst Cassidy Hansen, Economic Development Director Chris Pengra, Administrative Services Director Danyce Steck, Council Office Clerk Cindy Quick

Chairperson McConnehey called the meeting to order at 8:58 pm

2. *BUSINESS ITEMS*

a. *Presentation of proposed improvements to be included in the FY 2024 Annual Budget*

Administrative Services Director Danyce Steck explained that the Redevelopment Agency (RDA) could proceed directly to the final budget without the need to adopt a tentative budget nor hold a public hearing. The final budget would be presented for adoption on June 28th and in the future, staff would follow that process.

In response to previous inquiries about listed improvements found in the budget, Ms. Steck clarified that the listed improvements were intended for the surrounding areas. The proposed budget suggested allocating $1.5 million for streetscape improvements, drawing funds from four older RDA areas (RDA Area 1, 2, 4, and 5) that directly connect or benefit from the improvements. The primary goal of the project was to enhance the city's aesthetics.

The first project discussed was a collaboration with the Utah Department of Transportation (UDOT) for a street light project on Redwood Road from 7000 South to 7800 South. It was noted that Public Services Director Isaac Astill identified that UDOT had obtained a federal safety grant for the streetlighting project. The city would work with UDOT to have them provide the work with the city contributing to a betterment aspect for the project. The estimated cost was approximately $500,000. The betterment component would be valued at $300,000 and funded by RDA #1. The project aimed to improve lighting and safety along Redwood Road, replacing the existing Cobra lights with decorative streetlights.

Visual sketches presented by McKenna showcased alternating small decorative poles and larger Cobra poles along Redwood Road. Mr. Astill explained that UDOT would powder coat the existing Cobra poles and install decorative black poles for sidewalk lighting. The grant required light to reach the center of the road every 200 feet. UDOT approved the installation of 30-foot powder-coated poles instead of 40-foot galvanized poles.

Board Member Green expressed discontent with the use of Cobra lights, questioning how South Jordan was able to install decorative lights on their roads. Mr. Astill clarified that South Jordan funded their entire project without federal funding. Board Member Whitelock inquired what the cost would be if the city were to fund the project without the federal grant, and the estimate was $900,000.

Mr. Astill emphasized that the received grant totaled 1.5 million, with an estimated cost of just under 600K for the portion of Redwood Road. Coordinating with UDOT would provide necessary funding and eliminate permitting struggles. Board Member Green expressed the opinion that alternating streetlight styles would not contribute to the city's aesthetics. Board Member Whitelock voiced concerns about the lack of consistency with alternating streetlights.

Mr. Astill firmly stated that Board Members were scrutinizing a generous offer. If they wished to illuminate the entire street with decorative lighting, they would need to fund it themselves. The cost to make such a change would be unfeasible. He suggested that the lighting project primarily focused on safety. He also pointed out an existing inconsistency in the city's use of cobra lights.

Chair McConnehey expressed the desire for lighting north of 7000 South and Redwood Road. Economic Development Director Chris Pengra believed the proposed improvements were better than the current situation. He strongly advocated utilizing resources from the areas that had been dormant for years. Ms. Steck mentioned that adding additional lights north of the project would delay progress. She proposed a separate street light project for the dark areas noted, with funding managed by the city. Chair McConnehey agreed with the suggestion, requesting it to be prioritized for the top of the shopping area.

Ms. Steck Danyce asked if at least four Board Members would offer support for the proposed UDOT Redwood Road streetlighting project. Board Members Bloom, Whitelock, Worthen, and Pack confirmed their support.

The next projects involved improving city entrances. The first area of focus was 7000 South 1275 West, where they planned to create a new city entrance. Various ideas and examples were shown, including a lighted entrance sign with water-wise landscaping. A picture of South Salt Lake’s water wise entrance was shared as an example. The existing city sign on Bacchus was also discussed, and sketches were provided for potential changes.

The question of whether signage would be placed on both sides of the street was posed. It was clarified that the budget was allocated for one side only. The main challenge identified was obtaining electrical and irrigation infrastructure. The ongoing work by UDOT on the 9000 S sign was mentioned, awaiting final design approval.

Board Member Jacob suggested removing the Bacchus sign and Board Member Green agreed proposing collaboration with neighboring developments. However, Mr. Pengra expressed a preference for keeping the Bacchus sign to enhance city branding. Mr. Astill expressed his goal of proposing several possible sign locations to improve requesting the board's opinion with the goal to make the city more contemporary and inviting. The Board was asked to rank the suggestions in terms of priority and provide feedback on whether the signage should be a large sign with lighting and landscaping or a monument.

Due to technical difficulties with the prioritization program, Board members expressed their preferred priorities based on a displayed list. Board Member Whitelock suggested starting with the UDOT improvement at 9000 S. Chair McConnehey and Board Member Worthen agreed with the presented order, while Mr. Astill emphasized the need for design considerations and cooperation with neighbors. Chair McConnehey suggested prioritizing 9000 South as the first priority and 7000 South as the second.

Board Member Green highlighted the challenge of allocating funds from unrelated RDAs for the Bacchus sign and emphasized the need for improvements in another area. Board Member Jacob prioritized the Redwood Road southbound or 7000 South projects.

Ms. Steck explained that further design work and budget adoption were still needed. Board Member Green opposed including the $1.5 million for improvements in the budget. Ms. Steck then proposed funding the 7000 South and Redwood Road north entrance projects from RDAs 1 and 4 and asked if there was support from the Board. Five Board Members indicated support with dissent from the Chair.

Ms. Steck reported that an amended budget would be presented, removing funding from RDAs 2 and 5 for further discussion. Board Member Whitelock confirmed that the funded projects would include 9000 South, 7000 South, and Redwood Road north which was confirmed.

3. *CONSENT ITEMS*

a. *Approve Meeting Minutes*

- May 9, 2023 – Redevelopment Agency Meeting
- May 10, 2023 – Redevelopment Agency Meeting

MOTION: Board Member Green moved to approve consent agenda.
Board Member Whitelock seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen
No:

Absent:

The motion passed 7-0.

4. ADJOURN

Board Member McConnehey moved to adjourn the meeting. Council Member Jacob seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 9:50 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 14, 2023. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this 28th day of June 2023