

SOUTH JORDAN CITY
COMBINED REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING

March 3, 2015

Present: Mayor Dave Alvord, Councilman Chuck Newton, Councilman Steve Barnes, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Dustin Lewis, Police Chief Lindsay Shepherd, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, Acting City Attorney Ryan Loose, COS Paul Cunningham, City Commerce Director Brian Preece, Finance Director Sunil Naidu, CTO John Day, Public Works Director Jason Rasmussen, Communications Director Tina Brown, City Council Secretary MaryAnn Dean

Others: See Attachment A

*NOTE – There was no power at the beginning of this meeting. City Hall was being run on generator power. As a result, there may be interruptions with the recording associated with tonight’s meeting.

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call – *Mayor David Alvord*

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

B. Invocation – *By Pastor France A. Davis, Calvary Baptist Church*

The Pastor was not present. Councilman Rogers offered the invocation.

Mayor Alvord noted the power outage in the building. If it continues, they may adjourn the meeting because it is interrupting the recording. They want a transparent meeting. They are currently running on generator power.

C. Pledge of Allegiance

Jeremy Goates, Scout Troop 1172, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized the scouts that were present.

D. Minute Approval

1. January 27, 2015 Sandy City/South Jordan City UTA Circulator Meeting
2. February 17, 2015 Study Meeting
3. February 17, 2015 Regular Meeting

Councilman Newton asked that they table the January 27, 2015 meeting minutes. He said they are inaccurate and incomplete. He asked that staff obtain the recording from Sandy City and make the needed changes.

Councilman Rogers and Councilman Shelton made some changes to the February 17, 2015 Regular Meeting minutes.

Councilman Newton made a motion to table the approval of the January 27, 2015 Sandy City/South Jordan City UTA Circulator Meeting minutes until they can be corrected. Councilman Seethaler seconded the motion.

NOTE – There was another power hit during the City Council meeting at 6:23 pm that interrupted the recording briefly.

Mayor Alvord asked if the power goes out and there is no recording, but there is a recorder present and taking notes, is it still a legal meeting? Acting City Attorney Loose said yes. After a year, the recording goes away anyway. If they continue to have issues with the power, they may want to adjust the agenda. He said the meeting was publically noticed. He recommended proceeding unless there is an emergency.

The vote was unanimous in favor.

Councilman Rogers made a motion to approve the February 17, 2015 Study meeting minutes as printed, and approve the February 17, 2015 Regular meeting minutes as amended. Councilman Barnes seconded the motion. The vote was unanimous in favor.

Councilman Rogers made a motion to amend the agenda to include an executive closed session to discuss the character or competence of an individual, to be held after item M. Councilman Shelton seconded the motion. The vote was unanimous in favor.

E. Public Comment:

None.

F. Presentations:

1. Audit Committee Report. *(By Mayor Alvord)*

Mayor Alvord reviewed the audit committee findings (Attachment B).

Development Services Director Klavano said they use bid sync when bidding projects. With Class C Road funds, they are required to put that in the newspaper for 2 weeks. They weren't doing that, but they will now.

Councilman Newton said they were going to audit the police evidence room, but it is not noted in the report. Finance Director Naidu said the police evidence room was audited. Mr. Bowler was not involved in that audit, Mr. Andrews was. He said no exceptions were noted with the police evidence room.

Councilman Newton asked if they can get an update letter indicating that no exceptions were found with the police evidence room. Mr. Naidu will make sure that happens.

2. Mulligans Commission – Introduction, Charter, and Key Initiatives.
(By Commission Member and South Jordan Resident, Max Shoura)

Councilman Seethaler acknowledged the members of the Mulligans Commission, Max Shoura, Deanna Kaufman, Doug Brown, Administrative Services Director Lewis, Strategic Services Director Don Tingey, Councilman Shelton and himself.

Mr. Shoura reviewed a prepared presentation outlining their vision statement and mission. He reviewed their strategy and goals (Attachment C).

3. Mulligans Commission Intercommunication Plan. *(By Commission Member and South Jordan Resident, Deanna Kaufman)*

Mrs. Kaufman reviewed a prepared presentation regarding communication and transparency. She also reviewed their communication process (Attachment D).

Mayor Alvord asked if the Mulligans Commission is mostly of one mind on the issue? Mr. Shoura said the members have expertise in many areas, and they have open minds. Ms. Kaufman said if there is any debate, it is about their approach, not their mission, vision, and goals. They all share the same vision and objective.

Councilman Newton asked how long until they can get the majority of their goals done? Mr. Shoura said the group one tasks take them through August 5th, and that ends with the 5 year business plan.

It was noted that the Mulligans Commission has a copy of the Golf Alliance report. They do not yet have the minutes of the study session from February 17, 2015 where Utah Golf Alliance presented the report. The Commission will have the minutes by their next meeting.

Councilman Rogers said he likes the timetable that was presented. It was noted that it is part of the communications plan to get all of the information on their webpage. They plan to post all of their materials. Ms. Kaufman will email tonight's presentation to the City Council. CM Whatcott said they can also post the presentation to the webpage.

Councilman Barnes asked if there has been public attendance at the meetings? Mr. Shoura and Ms. Kaufman said no. Councilman Barnes asked if they would be open to a public comment section of their meeting? Ms. Kaufman said they are willing to engage in dialog.

Mr. Shoura said the process lends itself to back and forth feedback. They aren't just presenting to the City Council. Ms. Kaufman said their role is to make recommendations to the City Council. They plan to come to the City Council as often as necessary so the City Council is informed.

Councilman Shelton expressed appreciation for the work and expertise of the Mulligans Commission.

G. Action Item: "Approval of City Council's written decision denying the Pearl Cove Appeal on 2/17/2015." *(By Staff Attorney, Steven Schaefermeyer)*

Mayor Alvord said this was thoroughly reviewed at the last City Council meeting.

Councilman Rogers said he feels this accurately reflects the opinion of the City on the matter.

Councilman Rogers made a motion that they approve the City Council's written decision denying the Pearl Cove Appeal on 2/17/2015. Councilman Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.

- H. **Action Item:** Resolution R2015-15, authorizing the implementation of a certain Capital Improvement Project and authorizing the allocation of the respective Project Budget for City Hall Roof Repair.

Administrative Services Director Lewis reviewed the background information on this item. They do not expect to go over budget on this project. They are hoping to start on the project later this month.

Councilman Barnes made a motion to approve Resolution R2015-15. Councilman Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.

- I. **Action Item:** Resolution R2015-16, Adoption of the Salt Lake County Multi-Jurisdictional Multi-Hazard Mitigation Plan. *(By Administrative Services Director, Dustin Lewis)*

Administrative Services Director Lewis reviewed the background information on this item. If they don't adopt this, the city will not be eligible for disaster related federal funding.

Councilman Seethaler said the report indicates that there is no immediate cost to the city. What about ongoing participation? Mr. Lewis said FEMA recognizes that the city won't be able to implement all of the projects. Sometimes, they are eligible for funding or grants because it is outlined in the plan. There is nothing in the plan that they have to spend money on. The plan is fluid. As they work on other projects in the city, if there is a mitigation component to tie in, they can consider that.

Councilman Seethaler asked if there are projects in the document exclusively pertaining to South Jordan, and are there projects that relate more county wide and South Jordan would be part or combined with others to achieve that project.

Mr. Lewis said this is a compilation of 17 entities' plans. They are not responsible for other municipalities' projects, only South Jordan. There is always the possibility of partnering with another city on a project. He noted that no projects in the plan are budgeted. As the budget moves forward, they will begin to see mitigation efforts. He said this plan is good for 5 years. In 5 years, they don't have to be part of the County group. They could apply for their own grant money.

Councilman Seethaler recommended that they have someone report annually on this issue. Mr. Lewis recommended that report happen in September, which is National Preparedness month, starting this year.

Councilman Newton asked why are they past the expiration date? Mr. Lewis said coordinating with 17 municipalities, and the state and FEMA also had to review it. He noted that the radon education was

not listed in the mitigation plan. He said they also need to correct the references relative to the VMU zones.

Mr. Lewis said they will redline the changes and make it part of the next revision.

Councilman Shelton made a motion to approve Resolution R2015-16. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

- J. **Public Hearing:** Ordinance 2015-01, amending Section 16.10.040 of the South Jordan Municipal Code to include further grading requirements as it pertains to subdivision review and development. *(By Planner, Brad Sanderson)*

Planner Brad Sanderson reviewed the background information on this item.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Mr. Sanderson said they are proposing this because they have had some subdivisions with some unique circumstances and they didn't have an ordinance to address grading issues. Development Services Director Klavano said it will give them more teeth to require the developers to submit more information and get more compatible grading between projects. He said Plum Blossom had some unique circumstances. He said the developers and engineers are not doing a good job and looking how the lots will drain after the homes are built. He said he would like to meet with the developers and engineers and address that issue. He said every property is unique. This Ordinance would have likely helped with some of the problems they have had in the past, but it would not necessarily mitigate them in full.

Councilman Seethaler made a motion to approve Ordinance 2015-01. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- K. **Public Hearing:** Ordinance 2014-04, Zone Text Amendment – Amending Title 17 (Planning and Land Use Ordinance) by adding Chapter 17.18 (Uses) and amendment of Chapter 17.84 (Conditional Use Permit). *(By Planner, Jake Warner)*

Planner Warner reviewed the background information on this item. They anticipate further revisions. Staff is recommending approval of this Ordinance.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Councilman Rogers said this chapter does not become effective until they enter zones into the table. Mr. Warner said that is correct, except the revised chapter 17.84 which applies to only the conditional uses. Councilman Rogers said he understands that the conditional use procedure in the new statute mirrors what they will be amending in the old statute. Once they bring the zones into the table, are they going to eliminate the old statute. Mr. Warner said there will be that entire chapter and several other sections that will be able to be repealed.

Councilman Rogers said on page 5, the definition of institutional living includes jails, prisons, and student living. He suggested they look at splitting that out. One is more correctional, and one is education oriented. Mr. Warner said without the regulations and definitions, they would need a list 200

long. They can separate it out. He said he shared that concern and that is why it is regulated differently.

Councilman Rogers said a daycare is listed as being on at least a one acre lot. Would that eliminate in home daycares on lots smaller than an acre? Mr. Warner said an in home daycare falls under accessory uses. Councilman Rogers asked that it be clarified in this amendment.

Councilman Rogers said regarding non depository financial institutions, they need to identify or cross reference the restrictions on that use. Councilman Newton said they didn't amend the code, they just put restrictions on the latest one that was approved. He suggested that they add the restrictions placed on that business into the code. Councilman Rogers concurred.

Councilman Rogers said regarding free standing banking kiosks, it specifically refers to the outdoor kiosks. That needs to be clarified.

Councilman Rogers said on page 6, paragraph 8, he would like to have an increased buffer. He would propose a larger foot requirement. Instead of 100 feet, they could increase that to 300 or 500 ft. Councilman Newton said he feels that could be problematic. Councilman Rogers said his concern is that they could potentially have a 10,000 sq. ft. building 100 ft. from someone's house. Councilman Newton said he feels it would be better to deal with that with a development agreement on a case by case basis.

Councilman Rogers asked why Christmas tree lots and fireworks stands are listed under industrial uses? Mr. Warner said they are considered temporary uses. Councilman Rogers asked if temporary uses applies to food trucks? Mr. Warner said they have applied it to food trucks in the past.

Councilman Rogers said he likes the additional notice provision in the impact control measures. Under traffic study, item A4, he would add multi family as one of those. He noted that the traffic study plan is the only one that stipulates it is at the expense of the applicant. Development Services Director Klavano said most of the other plans are done by the developer. For the traffic study, they prefer for the applicant to pay for that study and the city hires the traffic consultant. They want more control over the traffic study. Mr. Warner said that could be clarified for all of the studies. Councilman Rogers said on the sound study, the foot requirement should be increased. He recommended that they change section D.1. to 300 ft. and the requirement for section D.2. to 500 ft. CM Whatcott said he would like to leave some discretion on that issue.

Councilman Newton said 100 ft. is the minimum. He objects to that change. Councilman Rogers said he is okay with discretion, but he likes the idea for benchmarks and triggers for certain uses. He thinks the benchmarks are too close. Councilman Seethaler said it is inconclusive what decibel level is or is not an irritant to human beings. He said he wouldn't put too many eggs in one basket regarding the sound study.

Councilman Rogers said in item F., he likes the heightened notices for certain uses. He likes the 600 ft. rule. He feels it should also apply to multi family "and/or single family attached units". In addition, the 600 ft. rule should apply whenever they require a sound study, an operation plan, or a containment and rehabilitation plan. Councilman Newton said they have established a noticing procedure and they need

to keep that plan consistent. Mr. Warner said currently, the noticing requirement is 300 ft. and a sign. He said the sign is something they do in practice, but it is not a code requirement.

Mr. Warner said they have increased the noticing requirement for certain accessory structures.

Councilman Newton said people within 600 ft. will see the signs that are posted. He said he would like the signs to be larger. Councilman Rogers said he feels the impact from townhomes is similar to multi family use. Mr. Warner said single family attached is typically used as a buffer between multi family and a commercial use. It is often near busier roads.

Councilman Rogers said he is in favor of heightened noticing requirements for specific uses. CM Whatcott said he feels Mr. Warner has a good balance in his recommendation. He said he is personally not in favor of the 600 ft. noticing requirement. He prefers more flexibility. He said 600 ft. in a town home scenario would be onerous for the developer and the city. Councilman Barnes said he feels townhomes are different than apartments. Councilman Newton said he would be okay with 400 ft. for townhomes.

Councilman Rogers asked if they should continue working on this in a work session?

Councilman Barnes said this is just a template. Councilman Rogers said he wants the template correct before they plug in the zones.

Mr. Warner said if they are close to a consensus, he recommends approving this and amending it as they bring forward the first zone. Councilman Newton said he is only concerned about the 600 ft. noticing requirement. Councilman Barnes said he thinks it is more appropriate to modify each individual piece.

Councilman Rogers said the provisions he is talking about are for the noticing requirements for specific uses. He said he would like to get the template closer. There will be more changes with new zones.

Councilman Seethaler said if there is no urgency on this approval, he would prefer to see the final changes and come back with a redline in 2 weeks.

Councilman Rogers said they can talk about edits via email exchange or in a work session.

Councilman Newton said his only concerns are the non depository, the 600 ft. noticing requirement, and if they want to codify the sign requirement.

Councilman Rogers made a motion to table Ordinance 2015-04 to the next City Council meeting and to discuss the edits with staff in the meantime. Councilman Seethaler seconded the motion.

It was noted that another public hearing is not required. Councilman Barnes said he would be in favor of having public comment on the revised Ordinance.

Councilman Rogers made a substitute motion to table Ordinance 2015-04 to the first City Council meeting in April, that in the interim they discuss their edits with staff, and to hold another public

hearing at the meeting in April. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

Councilman Newton made a motion to recess the City Council meeting and to go into a Redevelopment Agency Meeting. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

REDEVELOPMENT AGENCY MEETING

L. **Public Hearing:** Redevelopment Agency Resolution RDA 2015-01, transfer of Redevelopment Agency Housing Funds to the Olene Walker and Pamela Atkinson Housing Loan Funds. *(By City Commerce Director, Brian Preece)*

City Commerce Director Preece reviewed the background information on this item. 20 percent of the RDA funds have to go to this fund, by law. They just topped \$7 million in this fund. The RDA donated \$275,000 from this fund towards the Gardens project. If they want to help people in South Jordan, they can't do it for people under the 50 percent threshold. The land values in South Jordan are too high.

Chairman Alvord opened the public hearing. There were no comments. He closed the public hearing.

Board Member Seethaler asked why is this the right thing to do? Mr. Preece said they have enough money to do something meaningful with it. It can be used to leverage other funds. Olene Walker contributed to The Gardens development, much more than the RDA did.

Board Member Rogers said the reason to do this is outlined in the staff report. It is because HUD is looking at regional solutions to housing needs rather than requiring each city to resolve all the needs within their respective borders.

Board Member Newton said the Governor is calling for money to go to the Pamela Atkinson fund. A \$300,000 donation makes a statement to other municipalities. Also, it is the right thing to do.

Board Member Newton made a motion to approve Resolution RDA 2015-01. Board Member Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.

It was noted that a special presentation will be made to the Pamela Atkinson fund for this donation.

ADJOURNMENT

Board Member Newton made a motion to adjourn the Redevelopment Agency Meeting and go back into a City Council meeting. Councilman Rogers seconded the motion. The vote was unanimous in favor.

M. **Reports and Comments:** *(Mayor, City Council, City Manager, General Counsel)*

Councilman Shelton reported that he attended some Utah League of Cities and Towns meetings and one Mulligans Commission meeting. He recommended that they allow Councilman Seethaler to exercise

their vote at the ULCT meeting if he is attending in their absence. Councilman Seethaler is informed on the issues. CM Whatcott said he would take care of that.

Councilman Newton said the City has had great success at the Legislative session this year. He noted a bill regarding the emergency radio system. That bill was bumped to law enforcement where it will go through. It will mean \$90,000 to South Jordan this year. He thanked staff and their lobbyist for their efforts.

Councilman Newton recommended they discuss the NSON longitudinal study at an upcoming work session to discuss the results and staff's recommendations moving forward. That will be put on the work session agenda for the last meeting in April.

Councilman Barnes expressed appreciation for the radon awareness. That is something he would like to continue moving forward. He noted that he may be gone for the March 17th meeting.

Councilman Seethaler noted a Resolution regarding the plan to fully redeem the bonds outstanding for Mulligans Golf and Games (Attachment E). It will be reviewed by the finance and legal departments. He requested that the Resolution be on the agenda in 2 weeks. There is approximately a 30 percent rate of return on this investment.

Finance Director Naidu said after the adoption of the Resolution, they will give 30 days' notice to the trustee and then the trustee has 3 days to notify the bond holders. He estimated they would owe an additional \$6,000 in daily interest charges. Councilman Seethaler said if they are going to do this, the sooner they do it, the better. The amount to be repaid is \$3,915,969, plus daily interest.

Councilman Seethaler continued to review the Resolution and noted the no interest loan. The city has already contributed approximately \$6 million to Mulligans operations from monies that were not generated by Mulligans. This additional \$4 million would put the investment in Mulligans at \$10 million. The intent of the Mulligans Commission is to support this Resolution. He reviewed section 4 of the Resolution, future cash flow.

Councilman Rogers noted the passing of Jean Bateman last Saturday. He said the Historical Committee is in need of additional members. He recommended that they post on the website and solicit applications, and the City Council should also solicit people to serve. Luane Jensen is one that could be nominated. There is room for 3-4 more people to serve on the community.

Councilman Rogers expressed appreciation to Sprouts, and their community approach. They are a great asset to the community.

Mayor Alvord asked for a status on radon testing for the city buildings. Administrative Services Director Lewis said they are about half way through testing their buildings. They are all coming back at minimal levels. When the testing is complete, they will report the numbers to the City Council.

Mayor Alvord said on Thursday, they have been invited by Dr. Fisher to tour the manufacturing area for Ultradent.

Mayor Alvord noted both the State of the City address and the ICSC event. They were both great events.

Mayor Alvord said he met with UDOT regarding the Mt. View Corridor intersection in Daybreak. He reviewed the statistics indicating that there is a high number of crashes at this intersection. They are going to change the light configuration, and coordinate so that the 2 lights that are close together are coordinated. They are also looking at a flashing sign that indicates there is a signal ahead. There is also pedestrian crossing at that intersection.

Mayor Alvord said he has heard that the crossing guard fund needs a boost. They may consider deploying a crossing guard at the Mt. View Corridor intersection.

CM Whatcott said staff has prepared a letter for the Mayor's signature to UDOT. Mayor Alvord said there would be smaller pots of money available to do smaller projects such as removing the medians. If they go after the full WFRC funds for 104th and 114th, those projects could go down on the list.

Councilman Newton made a motion to direct the Mayor to sign the letter to UDOT. Councilman Barnes seconded the motion.

Development Services Director Klavano noted that intersections will be redone but the curb and gutter will stay where it is for the most part. Councilman Barnes asked that the timing of the light on 106th Jordan Gateway be reconsidered.

CM Whatcott said the trees in the park strips will be repurposed.

Councilman Rogers expressed support for the letter.

The vote was unanimous in favor.

Councilman Seethaler read the letter to UDOT into the record (Attachment F).

Development Services Director Klavano noted the closure of 4000 West at the Bingham Creek. It will be closed between April 20-May 20th. The City Council asked that notice be given to the residents.

Councilman Rogers made a motion to go into a closed executive session to discuss the character, professional competence or physical or mental health of an individual. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

N. **EXECUTIVE SESSION:** to discuss the character, professional competence or physical or mental health of an individual.

Councilman Rogers made a motion to adjourn the executive session and go back into the open City Council meeting. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

Councilman Rogers made a motion to adjourn. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

This is a true and correct copy of the March 3, 2015 Council meeting minutes, which were approved on March 17, 2015.

Anna M. West
South Jordan City Recorder

Audit Committee Presentation

Auditors:

- Piercy Bowler Taylor & Kern (PBTK)

Total hours spent on audit:

- 490

Scope:

- Audited financial statements in accordance with GAAP.
- Audited procedures on compliance with state statutes and regulations.

Focus:

- Focused on Fleet, Mulligan's, Fitness Center, Sanitation, and Recycling.
- Identification of transactions and accounts for which the risk of material misstatement is higher than expected. None were noted.
- Determining the need for an audit under the Single Audit Act. Audit not required because federal grant expenditures were less than \$500,000.
- Determining budgetary and legal compliance. No significant exceptions were noted.
- Determining existence and proper classification of assets, including cash, receivables and capital assets. No significant exceptions were noted.
- Determining completeness and proper classification of liabilities, including accounts payable, accrued expenses and debt. No significant exceptions were noted.
- Determining completeness, existence, and proper classification of revenues and expenditures (expenses). No significant exceptions were noted.
- Determining fairness of presentation, completeness, adequacy of required disclosures, and proper formatting and mathematical accuracy of the Comprehensive Annual Financial Report (CAFR). No significant exceptions were noted.

Audit Result

Staff:

- City staff, including members of the audit committee, cooperated fully, and no significant difficulties or contentious matters were encountered in completing the June 30, 2014, audit.

Findings:

- Our audit resulted in no significant adjustments to the City's financial statements and our procedures did not identify any internal control deficiencies that we consider to be a material weakness.
- The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with the *State Compliance Audit Guide*: the city was unable to provide documentation indicating compliance with the requirement that the advertisement for bids on B&C roads shall be published in a newspaper of general circulation in

the county in which such work is to be performed at least once a week for three consecutive weeks.

Comments/suggestions:

- We did not become aware of any possible fraudulent or other illegal or abusive activities or any significant complaints or concerns regarding the City's accounting and financial reporting.
- We recommend that the City establish a procedure to ensure proper advertising for bids in order to be in compliance with the requirement. The City has implemented training to the Public Works division, including the streets manager.

Other

The City's accounting and financial reporting staff is committed to excellence and is keeping the accounting records in fine order.



Mulligans Commission

Introduction and Charter

March 3, 2015

Agenda

- MC Members Introduction
- Starting Point
- MC Charter:
 - Vision
 - Mission
 - Goals
- Next Tasks and Key Dates



Introduce MC Members

- Doug Brown, Golf Professional
- Deanna Kaufman, Resident
- Dustin Lewis, Administrative Services Director
- Mark Seethaler, City Councilman, *Chair*
- Don Shelton, City Councilman
- Max Shoura, Resident
- Don Tingey, Strategic Services Director



Enabling Legislation and Starting Point

- January 20, 2015, City Council discussion
 - Council passed Resolution R2015-08
- Feb 17, 2015, City Council appointed members
 - Council passed Resolution R2015-11
- Feb 19 & 26th, Mulligans Commission meetings
 - Presentations: 3/3 and 3/17



Presenting the MC Charter

- Vision
- Mission
- Goals
- Next Tasks



Vision

Consider and evaluate best options, uses, and opportunities for Mulligans, the unique characteristics of the Mulligans property, the recommendations of qualified professionals, the principles of operational and environmental sustainability, the City's commitment to fiscal responsibility, and the enjoyment and best interests of the community.



Mission

Provide complete and fair analysis of the identified challenges and opportunities facing the Mulligans operation, engage in responsible fact-finding, considerations, and analysis – and provide recommendations to the City Council.



Strategy

Leverage the expertise and efforts of each member, available city resources, and external information and expertise to identify, prioritize, analyze, discuss, decide, and report findings and recommendations to the South Jordan City Council.



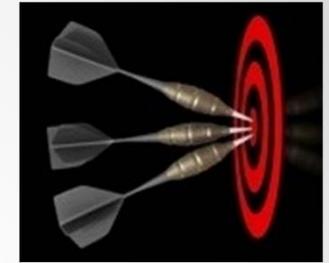
Goals 1 of 3



- **Respect** residents' statistically-researched views, concerns, passions, and preferences regarding the Mulligans property and operations.
- **Develop** and recommend a vision for the future of Mulligans.
- **Consider** all viable reports and professional recommendations for improving the Mulligans operation.
- **Consider** and recommend appropriate marketing activities aimed at attracting participants and events consistent with City standards.
- **Recommend** plans for long-term viability of Mulligans, its properties and offerings.
- **Recommend** sustainable improvements to recreational facilities, programs, and offerings.



Goals 2 of 3



- **Recommend** ways to enhance the experience of those who visit Mulligans for recreation, relaxation, and connection with nature, including improved offerings and public access
- **Recommend** ways to increase the number of Mulligans' patrons and enjoyable usage of the Mulligans' property and amenities
- **Maintain** a record of progress, issues, recommendations, plans, considerations, and expectations.
- **Share** progress promptly and publicly.
- **Present** well-researched, well-considered and well-delivered recommendations to the City Council as an invaluable resource for all significant considerations of the Mulligans opportunity.

Goals 3 of 3

- Complement City Goals and Priorities



Tasks and Key Dates

Planned Tasks, Phase 1		Meetings		Weeks Ending																											
		MC	CC	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13		
1	Present MC Charter	2/26	3/3	[Task bar from 2/26 to 3/3]																											
2	Present a recommendation	2/26	3/3	[Task bar from 2/26 to 3/3]																											
3	Y2 Analytics stats			[Task bar from 3/5 to 3/12]																											
a	Study and analyze	4/2		[Task bar from 3/12 to 4/2]																											
b	Identify, endorse	4/2		[Task bar from 3/12 to 4/2]																											
c	Publish guiding principles	4/2	4/7	[Task bar from 3/12 to 4/2]																											
4	Utah Golf Alliance Study		4/21	[Task bar from 4/2 to 4/21]																											
a	Study and analyze	4/16		[Task bar from 4/16 to 4/21]																											
b	Actionable short-term steps	4/16		[Task bar from 4/16 to 4/21]																											
c	Recommend long term investments	4/16	4/21	[Task bar from 4/16 to 4/21]																											
5	Past Records and Plans			[Task bar from 4/16 to 4/30]																											
a	Review Records and Plans	4/30		[Task bar from 4/16 to 4/30]																											
b	Present findings and recommendations	4/30	5/5	[Task bar from 4/16 to 4/30]																											
6	Opportunities in perpetuity		5/19	[Task bar from 4/30 to 5/19]																											
a	Research and review	5/14		[Task bar from 4/30 to 5/19]																											
b	Evaluate any prior published	5/14		[Task bar from 4/30 to 5/19]																											
c	Recommendation to Council	5/14	5/19	[Task bar from 4/30 to 5/19]																											
7	Marketing improvements	4/30	5/5	[Task bar from 4/30 to 5/5]																											
a	Present initial recommendations			[Task bar from 4/30 to 5/5]																											
8	Determine easement	5/14	5/19	[Task bar from 5/14 to 5/19]																											
9	Infrastructure and facilities	5/28	6/2	[Task bar from 5/28 to 6/2]																											
10	2-Year business plan	5/28	6/2	[Task bar from 5/28 to 6/2]																											
11	5-Year business plan	7/30	8/4	[Task bar from 6/4 to 8/4]																											
12	Conclude Phase 1 Tasks	7/30	8/4	[Task bar from 7/30 to 8/4]																											

Task & Resources – Group 3

Planned Tasks, Phase 1		Meetings		Weeks Ending																											
		MC	CC	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13		
1	Present MC Charter	2/26	3/3	[Gantt bar: 2/26 - 3/3]																											
2	Present a recommendation	2/26	3/3	[Gantt bar: 2/26 - 3/3]																											
3	Y2 Analytics stats			<div style="background-color: #f0e6e6; padding: 10px; text-align: center;"> Don Tingey, Max Shoura, and Doug Brown </div>																											
a	Study and analyze	4/2																													
b	Identify, endorse	4/2																													
c	Publish guiding principles	4/2	4/7																												
4	Utah Golf Alliance Study		4/21	[Gantt bar: 4/21 - 4/21]																											
a	Study and analyze	4/16		[Gantt bar: 4/16 - 4/16]																											
b	Actionable short-term steps	4/16		[Gantt bar: 4/16 - 4/16]																											
c	Recommend long term investments	4/16	4/21	[Gantt bar: 4/16 - 4/21]																											
5	Past Records and Plans			[Gantt bar: 4/30 - 4/30]																											
a	Review Records and Plans	4/30		[Gantt bar: 4/30 - 4/30]																											
b	Present findings and recommendations	4/30	5/5	[Gantt bar: 4/30 - 5/5]																											
6	Opportunities in perpetuity		5/19	[Gantt bar: 5/19 - 5/19]																											
a	Research and review	5/14		[Gantt bar: 5/14 - 5/14]																											
b	Evaluate any prior published	5/14		[Gantt bar: 5/14 - 5/14]																											
c	Recommendation to Council	5/14	5/19	[Gantt bar: 5/14 - 5/19]																											
7	Marketing improvements	4/30	5/5	[Gantt bar: 4/30 - 5/5]																											
a	Present initial recommendations			[Gantt bar: 4/30 - 5/5]																											
8	Determine easement	5/14	5/19	[Gantt bar: 5/14 - 5/19]																											
9	Infrastructure and facilities	5/28	6/2	[Gantt bar: 5/28 - 6/2]																											
10	2-Year business plan	5/28	6/2	[Gantt bar: 5/28 - 6/2]																											
11	5-Year business plan	7/30	8/4	[Gantt bar: 7/30 - 8/4]																											
12	Conclude Phase 1 Tasks	7/30	8/4	[Gantt bar: 7/30 - 8/4]																											

Task & Resources – Group 4

Planned Tasks, Phase 1		Meetings		Weeks Ending																											
		MC	CC	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13		
1	Present MC Charter	2/26	3/3	[Task 1: Present MC Charter - MC 2/26, CC 3/3]																											
2	Present a recommendation	2/26	3/3	[Task 2: Present a recommendation - MC 2/26, CC 3/3]																											
3	Y2 Analytics stats			[Task 3: Y2 Analytics stats]																											
a	Study and analyze	4/2		[Task 3a: Study and analyze - MC 4/2]																											
b	Identify, endorse	4/2		[Task 3b: Identify, endorse - MC 4/2]																											
c	Publish guiding principles	4/2	4/7	[Task 3c: Publish guiding principles - MC 4/2, CC 4/7]																											
4	Utah Golf Alliance Study		4/21	[Task 4: Utah Golf Alliance Study - CC 4/21]																											
a	Study and analyze	4/16		[Task 4a: Study and analyze - MC 4/16]																											
b	Actionable short-term steps	4/16		[Task 4b: Actionable short-term steps - MC 4/16]																											
c	Recommend long term investments	4/16	4/21	[Task 4c: Recommend long term investments - MC 4/16, CC 4/21]																											
5	Past Records and Plans			[Task 5: Past Records and Plans]																											
a	Review Records and Plans	4/30		[Task 5a: Review Records and Plans - MC 4/30]																											
b	Present findings and recommendations	4/30	5/5	[Task 5b: Present findings and recommendations - MC 4/30, CC 5/5]																											
6	Opportunities in perpetuity		5/19	[Task 6: Opportunities in perpetuity - CC 5/19]																											
a	Research and review	5/14		[Task 6a: Research and review - MC 5/14]																											
b	Evaluate any prior published	5/14		[Task 6b: Evaluate any prior published - MC 5/14]																											
c	Recommendation to Council	5/14	5/19	[Task 6c: Recommendation to Council - MC 5/14, CC 5/19]																											
7	Marketing improvements	4/30	5/5	[Task 7: Marketing improvements - MC 4/30, CC 5/5]																											
a	Present initial recommendations			[Task 7a: Present initial recommendations]																											
8	Determine easement	5/14	5/19	[Task 8: Determine easement - MC 5/14, CC 5/19]																											
9	Infrastructure and facilities	5/28	6/2	[Task 9: Infrastructure and facilities - MC 5/28, CC 6/2]																											
10	2-Year business plan	5/28	6/2	[Task 10: 2-Year business plan - MC 5/28, CC 6/2]																											
11	5-Year business plan	7/30	8/4	[Task 11: 5-Year business plan - MC 7/30, CC 8/4]																											
12	Conclude Phase 1 Tasks	7/30	8/4	[Task 12: Conclude Phase 1 Tasks - MC 7/30, CC 8/4]																											

Don Shelton, Deanna Kaufman,
and Dustin Lewis

Task & Resources – Group 5

Planned Tasks, Phase 1		Meetings		Weeks Ending																											
		MC	CC	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13		
1	Present MC Charter	2/26	3/3	[Gantt bar: 2/26 - 3/3]																											
2	Present a recommendation	2/26	3/3	[Gantt bar: 2/26 - 3/3]																											
3	Y2 Analytics stats																														
a	Study and analyze	4/2		[Gantt bar: 3/12 - 4/2]																											
b	Identify, endorse	4/2		[Gantt bar: 3/12 - 4/2]																											
c	Publish guiding principles	4/2	4/7	[Gantt bar: 3/12 - 4/2]																											
4	Utah Golf Alliance Study		4/21																												
a	Study and analyze	4/16		[Gantt bar: 4/16 - 4/23]																											
b	Actionable short-term steps	4/16		[Gantt bar: 4/16 - 4/23]																											
c	Recommend long term investments	4/16	4/21	[Gantt bar: 4/16 - 4/23]																											
5	Past Records and Plans			[Red shaded area]																											
a	Review Records and Plans	4/30		[Gantt bar: 4/30 - 5/7]																											
b	Present findings and recommendations	4/30	5/5	[Gantt bar: 4/30 - 5/7]																											
6	Opportunities in perpetuity		5/19	[Red shaded area]																											
a	Research and review	5/14		[Gantt bar: 5/14 - 5/21]																											
b	Evaluate any prior published	5/14		[Gantt bar: 5/14 - 5/21]																											
c	Recommendation to Council	5/14	5/19	[Gantt bar: 5/14 - 5/21]																											
7	Marketing improvements	4/30	5/5																												
a	Present initial recommendations			[Gantt bar: 4/30 - 5/7]																											
8	Determine easement	5/14	5/19	[Gantt bar: 5/14 - 5/21]																											
9	Infrastructure and facilities	5/28	6/2	[Gantt bar: 5/28 - 6/4]																											
10	2-Year business plan	5/28	6/2	[Gantt bar: 5/28 - 6/4]																											
11	5-Year business plan	7/30	8/4	[Gantt bar: 6/11 - 7/30]																											
12	Conclude Phase 1 Tasks	7/30	8/4	[Gantt bar: 7/30 - 8/6]																											

Don Tingey

Task & Resources – Group 6

Planned Tasks, Phase 1		Meetings		Weeks Ending																											
		MC	CC	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13		
1	Present MC Charter	2/26	3/3	[Blue bar from 2/26 to 3/3]																											
2	Present a recommendation	2/26	3/3	[Blue bar from 2/26 to 3/3]																											
3	Y2 Analytics stats																														
a	Study and analyze	4/2		[Blue bar from 3/12 to 4/2]																											
b	Identify, endorse	4/2		[Blue bar from 3/12 to 4/2]																											
c	Publish guiding principles	4/2	4/7	[Blue bar from 3/12 to 4/2]																											
4	Utah Golf Alliance Study		4/21																												
a	Study and analyze	4/16		[Blue bar from 4/16 to 4/23]																											
b	Actionable short-term steps	4/16		[Blue bar from 4/16 to 4/23]																											
c	Recommend long term investments	4/16	4/21	[Blue bar from 4/16 to 4/23]																											
5	Past Records and Plans																														
a	Review Records and Plans	4/30		[Blue bar from 4/30 to 5/7]																											
b	Present findings and recommendations	4/30	5/5	[Blue bar from 4/30 to 5/7]																											
6	Opportunities in perpetuity		5/19	[Red shaded area from 2/26 to 5/19]																											
a	Research and review	5/14		[Blue bar from 5/14 to 5/21]																											
b	Evaluate any prior published	5/14		[Blue bar from 5/14 to 5/21]																											
c	Recommendation to Council	5/14	5/19	[Blue bar from 5/14 to 5/21]																											
7	Marketing improvements	4/30	5/5																												
a	Present initial recommendations			[Blue bar from 4/30 to 5/7]																											
8	Determine easement	5/14	5/19	[Blue bar from 5/14 to 5/21]																											
9	Infrastructure and facilities	5/28	6/2	[Blue bar from 5/28 to 6/4]																											
10	2-Year business plan	5/28	6/2	[Blue bar from 5/28 to 6/4]																											
11	5-Year business plan	7/30	8/4	[Blue bar from 6/11 to 7/30]																											
12	Conclude Phase 1 Tasks	7/30	8/4	[Blue bar from 7/30 to 8/6]																											

Task & Resources -- #7

Planned Tasks, Phase 1		Meetings		Weeks Ending																											
		MC	CC	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13		
1	Present MC Charter	2/26	3/3	[Task bar from 2/26 to 3/3]																											
2	Present a recommendation	2/26	3/3	[Task bar from 2/26 to 3/3]																											
3	Y2 Analytics stats			[Task bar from 3/5 to 3/12]																											
a	Study and analyze	4/2		[Task bar from 3/12 to 4/2]																											
b	Identify, endorse	4/2		[Task bar from 3/12 to 4/2]																											
c	Publish guiding principles	4/2	4/7	[Task bar from 3/12 to 4/2]																											
4	Utah Golf Alliance Study		4/21	[Task bar from 4/2 to 4/21]																											
a	Study and analyze	4/16		[Task bar from 4/16 to 4/21]																											
b	Actionable short-term steps	4/16		[Task bar from 4/16 to 4/21]																											
c	Recommend long term investments	4/16	4/21	[Task bar from 4/16 to 4/21]																											
5	Past Records and Plans			[Task bar from 4/30 to 5/5]																											
a	Review Records and Plans	4/30		[Task bar from 4/30 to 5/5]																											
b	Present findings and recommendations	4/30	5/5	[Task bar from 4/30 to 5/5]																											
6	Opportunities in perpetuity		5/19	[Task bar from 5/14 to 5/19]																											
a	Research and review	5/14		[Task bar from 5/14 to 5/19]																											
b	Evaluate any prior published	5/14		[Task bar from 5/14 to 5/19]																											
c	Recommendation to Council	5/14	5/19	[Task bar from 5/14 to 5/19]																											
7	Marketing improvements	4/30	5/5	[Task bar from 4/30 to 5/5]																											
a	Present initial recommendations			[Task bar from 4/30 to 5/5]																											
8	Determine easement	5/14	5/19	[Task bar from 5/14 to 5/19]																											
9	Infrastructure and facilities	5/28	6/2	[Task bar from 5/28 to 6/2]																											
10	2-Year business plan	5/28	6/2	[Task bar from 5/28 to 6/2]																											
11	5-Year business plan	7/30	8/4	[Task bar from 7/30 to 8/4]																											
12	Conclude Phase 1 Tasks	7/30	8/4	[Task bar from 7/30 to 8/4]																											

Don Shelton, Doug Brown, and Deanna Kaufman

Conclusion

- Off and running
- Periodically, the Mulligans Commission will provide our City Council with updates, analysis, and recommendations
- Working together



Mulligans Commission

Q & A

Thank you for attending the Mulligans Commission meeting.



THANK YOU



Mulligans Commission

Intercommunication Plan

City Council Meeting, March 3, 2015



Using transparency to move us forward is a smart idea.

Transparency

- Publish Mulligans Commission charter
- Publish Mulligans Commission goals and work plan
- Publish working session agenda and meeting notes
- Provide frequent status updates to public
- Publicize acceptance of recommendations by City Council

Trust

- Remove doubt
- Establish good intentions of the City Council
- Earn belief in the Mulligans Commission

Acceptance

- Of process
- Of direction
- Of structure
- Of each other

Communication is the key.

Communicate to the public appropriate items of business that relate to the Mulligans Commission in which the public will have high interest:

- Publish Mulligans Commission charter
- Publish Mulligans Commission goals and work plan
- Provide frequent status updates to public
- Publicize acceptance of recommendations by City Council
- Create a positive message about the good things happening at Mulligans



Channels

- Establish Mulligans Commission page on sjc.utah.gov

Policy E.1 – City Website – The City’s website (sjc.utah.gov) will remain the City’s primary and predominant internet platform.

Source: *City of South Jordan City-wide Policy 110-01, “Use of Official Social Media,” revised 2/11/2015, approved by City of South Jordan Council 2/17/2015. p.4.*

- Leverage official social media websites (Facebook[®] and Twitter[®]) when updates are published to Mulligans Commission page

Policy D.1 – The best, most appropriate City uses of social media fall into three categories:

(b) As marketing/promotional channels which increase the City’s ability to broadcast its messages to the widest possible audience.

Policy D.2 - Wherever possible, content posted to social media platforms will also be available on or linked from the City’s website.

Source: *City of South Jordan City-wide Policy 110-01, “Use of Official Social Media,” revised 2/11/2015, approved by City of South Jordan Council 2/17/2015. p.3.*

- Provide press releases through appropriate channels as warranted

Process

Mulligans Commission:

- writes information pieces and provides to City Communications Coordinator for review with appropriate City departments
- includes City Council and City Manager on submissions to create “awareness” and opportunity to comment or act as they see fit



RESOLUTION R2015-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RESOLVING ON A PLAN TO FULLY REDEEM THE BONDS OUTSTANDING WHICH ARE COLLATERIALIZED BY MULLIGANS GOLF AND GAMES

WHEREAS, Mulligans Golf and Games was purchased by the City of South Jordan on June 29, 2004 and the original 15-year Municipal Building Authority Adjustable Rate Lease Revenue Bonds were refinanced on September 13, 2005; and

WHEREAS, this bond obligation (currently totaling \$4,880,000 in outstanding principal amount) continues to the present time and will require approximately \$450,000 annually in principal and interest payments from the Mulligans Enterprise Fund through 2029; and

WHEREAS, this bond obligation has been determined by Bond Counsel and Underwriters to be redeemable without fees or penalties starting April 1, 2015; and

WHEREAS, principal of \$240,000 and interest of \$99,868.75 for a total payment of \$344,668.75 is due and payable on April 1, 2015, after which the remaining principal amount of the bond outstanding will be \$4,640,000; and

WHEREAS, the amount of City cash required under the terms of the bond to be held in reserve since September 2005 is \$724,031 – which amount will be freed-up upon full bond repayment, effectively reducing the new cash required to redeem the bonds; and

WHEREAS, a total of \$1,653,562 in future interest expense will be saved if the bonds were redeemed when callable on April 1, 2015; and

WHEREAS, a net present value (NPV) calculation identifies paying off these bonds as promoted by this Resolutions would produce a savings internal rate (IRR) of return of approximately 30%; and

WHEREAS, per city budget projections and discussion with the City Council as recently as February 26, 2015, the City of South Jordan has and can make available sufficient funds for the pay-off of the Mulligans bond on or about April 1, 2015

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, UTAH AS FOLLOWS:

SECTION 1. Redemption. The City Council hereby directs the City Manager, Finance Director, and City Legal Counsel make all financial and legal preparations, required notices and notifications and to redeem the Mulligans bond as of (or as soon as practical thereafter) April 1, 2015. In doing so, the City Council of the City of South Jordan affirms its position to retain and preserve ownership of the Mulligans property as publicly-owned open space for public gathering and enjoyment and as an enhanced and beautiful gateway to our city.

SECTION 2. Funding. The cash required to make the payment totaling approximately \$4,640,000 be allocated and made available from the following sources – a) \$724,031 from the bond reserve as referenced above, and b) \$3,915,969 from the Fiscal 2014 operating surplus which

currently remains unallocated. In doing so, the City Council has reviewed operational, projected and capital needs of the city and assures its residents that all necessary and required expenditures (including a third fire station) are incorporated in the budget under final design for the upcoming fiscal year.

SECTION 3. Accounting Treatment. The loan payoff will originate from the City’s General Fund and be recorded as a non-interest-bearing loan receivable from the Mulligans Enterprise Fund. Mulligans will reflect the obligation in its accounts and the loan agreement will call for minimum annual payments (starting on the first anniversary date of the loan) of \$20,000 in order to properly qualify this loan transaction under GASB authoritative guidelines. Any further repayments from the Mulligans Enterprise Fund to the General Fund will be subject to the following section.

SECTION 4. Future Cash Flow. Upon redemption of the Mulligans bond obligation, approximately \$450,000 in annual payments (total of \$6,293,562) will no longer be required from the Mulligans Enterprise Fund to the bondholders – through the year 2029. This improved annual cash flow will serve these prioritized purposes: A) Ensure that the collective Mulligans operation generates positive cash flow each year – meeting its full obligations without requirement of cash supplement, loans, or no-charge services from other sources of cash within the City. B) Fund improvements to the Mulligans facilities, attractions, programs, and marketing efforts, consistent with a business plan for both improved quality/presentation of the facility, and its operating success. C) Contribute to planned and approved capital projects to further improve the offerings, attractiveness, and usability of the Mulligans property, as researched, presented, budgeted, and approved from time to time by the City Council. D) Repay the no-interest obligation to the City’s General Fund as surplus amounts and payment amounts are determined from time to time by the City Council through its annual budgeting and approval process.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2015 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	_____	_____	_____	_____
Chuck Newton	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Steve Barnes	_____	_____	_____	_____
Christopher Rogers	_____	_____	_____	_____

Mayor: _____
David L. Alvord

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

David L. Alvord, *Mayor*
Mark Seethaler, *Councilman*
Chuck Newton, *Councilman*
Donald J. Shelton, *Councilman*
Steve Barnes, *Councilman*
Christopher J. Rogers, *Councilman*

3-3-15 Council Meeting
Attachment F



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

March 3, 2015

Bryan Adams
Deputy Director, Region 2
Utah Department of Transportation
2010 South 2760 West
Salt Lake City, UT. 84104

RE: Landscaped Medians – South Jordan Parkway from Redwood Road to I-15

Dear Mr. Adams:

The City of South Jordan is very concerned about the traffic congestion along South Jordan Parkway from Redwood Road to I-15. This congestion is affecting travel of our residents and is becoming detrimental towards Economic Development along this corridor.

The City of South Jordan is very supportive of the proposal to remove the Landscaped Medians in South Jordan Parkway, from Redwood Road to I-15, in order to re-configure South Jordan Parkway to a 7-Lane Section with 3-Travel Lanes in each direction. The City understands and accepts this will create lanes that are 11 feet wide instead of the normal 12 feet and that the bike lane will be only 5 feet in width.

The City would very interested in seeing this project completed within the next two years and would prefer that it be completed in the summer of 2016. In addition, the City would expect that with this project all intersections will be upgraded and where applicable will be completed with dual left turn lanes in all directions.

Please contact myself or Brad Klavano, our City Engineer, if you have any further questions.

Sincerely,

David L. Alvord, Mayor South Jordan City

Gary Whatcott, City Manager

cc: Brad Klavano, Director of Development Services/City Engineer