

SOUTH JORDAN CITY  
CITY COUNCIL STUDY SESSION

March 3, 2015

**Present:** Mayor Dave Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, Acting City Attorney Ryan Loose, Administrative Services Director Dustin Lewis, Development Services Director Brad Klavano, CTO Jon Day, City Council Secretary MaryAnn Dean

**Others:** James Mouritsen, Rulon Dutson

**A. Invocation:** *By Councilman Chuck Newton*

Councilman Newton offered the invocation.

**B. Guest Presentation:** *Art Discussion (By Ed Fraughton)*

Mayor Alvord introduced Ed Fraughton.

Councilman Barnes arrived at this time.

Mr. Fraughton, 41 year resident, said the zoning on his property was RM, which used to mean a mix between rural and agricultural. At that time, his taxes were low. Now, RM means multiple residential and his taxes are \$14,000 a year. He noted that he also pays taxes at his business in West Jordan.

Mr. Fraughton reviewed pictures of his artwork (Attachment A). He said no one comes to Utah to see art. Almost 100 percent of his work has been exported out of state. He wonders what will happen to his legacy after he's gone. The value in art is not in the bronze. It is in the creativity and painstaking labor that goes into his work. To collect sales tax on that is an insult. They need to elevate the arts in Utah.

Mr. Fraughton indicated that Joey Clegg (South Jordan resident) worked on a plan to save the Fraughton home and do a museum. Mr. Fraughton said he is trying to leave an art legacy to help other artists. He envisions a museum to be both an educational facility and to show his artwork. They could attract artists to his art show that have never been seen in Utah. He discussed having a new taxing area or designation. They can do a non-profit organization status but he can't afford to just donate his land. He also discussed creating a foundation to manage his art and property.

Councilman Newton asked if Mr. Fraughton has approached the city to rezone his property to some type of residential with home office zone. Mr. Fraughton said his property is not

commercial. He said the person from the state tax commission told him a rezone would not solve anything.

Councilman Rogers clarified that because Mr. Fraughton is getting a residential exception, the rezoning won't help his tax situation. The zone could affect the potential sales value of the property. Mr. Fraughton concurred.

Councilman Newton said Mr. Fraughton needs to create a tax foundation and a charitable remainder trust. The charitable remainder trust can hold the land and pay an income and then they can donate it to the foundation at the death of Mr. Fraughton and his wife. He said the city can rezone the property to a historic zone, but that won't do anything for him. Mr. Fraughton has to take steps that the city can't take. Mr. Fraughton said he has talked to attorneys and people, but they haven't given him a reasonable solution. Councilman Newton said he would give Mr. Fraughton names of attorneys and accountants that would help him. Councilman Newton said Mr. Fraughton should also run his business as a 501C3.

Councilman Rogers asked if there are donors to help create the foundation, such as artists and art appreciation groups? He said that seems like the key. Mr. Fraughton noted Fred Lamprolous and Dick Bass.

Mayor Alvord suggested Mr. Fraughton put together a check list of obstacles that have presented his plan from moving forward up to this point. He asked if Mr. Fraughton has thought of another plan. He said he could picture an Ed Fraughton rotunda in the new Welby Park with sculptures, etc. It may not be the museum, but there could be a partnership opportunity.

Mr. Fraughton said for a museum to work, they need the right person to direct it, guide it, do fundraising, etc. He said he would like to save his home (the old purple church), if there is value to the city. He said he has had offers to sell the building but he doesn't want to.

Mayor Alvord said they need to understand what Mr. Fraughton wants from the city. Mr. Fraughton said he wasn't coming tonight to ask for anything, this was just informative at this point. He said he came at Mayor Alvord's request, and wants to leave a legacy for his grandkids.

Councilman Seethaler asked how important is it to have the purple church preserved versus having his art displayed? Mr. Fraughton said those issues can be separated. He said he is okay exploring other options, but he feels the church has value to the community.

Councilman Seethaler said in 2011, the option of using RDA money was raised, and other avenues have been suggested. He suggested that they have someone on staff help interface with Mr. Fraughton and pull all of the pieces together.

Mayor Alvord said they have a willing Council to help. Councilman Barnes indicated that he could approach Fred Lampropoulos about helping with donations for Mr. Fraughton.

It was determined that Mr. Fraughton would meet with CM Whatcott, Strategic Services Director Tingey, and City Commerce Director Preece to brainstorm this issue.

**C. Staff Item:** Fee Schedule adjustments for Fitness Center for persons with disabilities. *(By Administrative Services Director, Dustin Lewis and Associate Director, Wendy Thomas)*

Administrative Services Director Lewis said they have had an increase in requests for a discounted rate for people with disabilities. Associate Director Thomas said the current process is that a person has to submit a written request and it is evaluated by staff. The recommendation is that people ages 18-59 that qualify for permanent social security for a disability will qualify for a discount and be given the senior discount.

Councilman Seethaler asked if there are people that are getting the discount currently that may not be eligible in the future with this change. Ms. Thomas said yes. In those cases, they would allow the person to continue at the discounted rate for the remainder of their contract.

Mr. Lewis said the difficulty with the current policy is that it is too broad and almost anyone could qualify. It is open to a lot of gray area.

Councilman Seethaler said maybe they should consider an option for someone to appeal along with the new recommendation. He asked what is the expected cost impact? Ms. Thomas said \$3,000 annually. Councilman Seethaler said there may be other people that join because of this discount.

The City Council discussed the companion pass. Mr. Lewis said the companion is very helpful so it doesn't take away staff time assisting the disabled individual. It was noted that if the companion comes without the disabled person, they would need a regular pass.

The City Council concurred for staff to put this in the fee schedule this week, to be formally accepted in the budget.

**D. Discussion Item:** Smart Phone App – Push Information *(By Communications Coordinator, Tina Brown)*

Communications Coordinator Brown indicated that the smart phone app usage is down. A person typically uses it 1 time or less, for a total time of less than a minute. Staff is recommending that they not renew the app. They are recommending a mobile link to the city website. She said their social media sites are easier to manage and they are free. After they do the website design, they can readdress if the phone app is needed.

Councilman Newton said they need to make the information on the website more easily accessible.

Ms. Brown indicated that they are promoting their businesses on Pinterest. She said the app is outdated. It was noted that the RFP for the website redesign went out yesterday. They anticipate that it should be done in the fall.

**E. Discussion Item: Technology Implementation and Update. (BY COS, Paul Cunningham and CTO Jon Day)**

CTO Day reviewed the technology implementation and update (Attachment B). They are currently working out any bugs. The software will handle the inventory of roads.

Staff explained that they are doing a spreadsheet upload to help them with the transition from Great Plains to Munis and to keep their need for double entries to a minimum. They will need to keep their data in Great Plains for the required records retention schedule. For the first 6 months of the transition, staff will likely use the historical data in Great Plains.

NOTE – The South Jordan City Hall experienced a power outage at 5:36 and lasted for approximately 1 minute. As a result, the recording stopped during that time.

The City Council discussed the utility billing software. Residents will still be able to pay their bill online, but they will have a new account number. Staff has not started working on the utility billing component yet, but they do know that there will be equalized billing available.

Mr. Day indicated that the project is a little ahead of schedule.

**F. Discussion Item: Resolution RDA 2015-01, Olene Walker & Pamela Atkinson Funds (By City Commerce Director, Brian Preece)**

The City Council determined to discuss this item in the regular meeting.

**G. Discussion Item: Mulligans Discussion – Resolution R2014-77. (By Mayor Alvord)**

Mayor Alvord referred to Resolution R2014-77. He asked if they all agree that the survey revealed clear results to maintain Mulligans as open space.

Councilman Newton said he feels the decision was based on emotion and a gut feeling.

Mayor Alvord asked if there is a need to present options for Mulligans including a partially developed Mulligans?

Councilman Newton said he would like the Mulligans Commission to develop proposals as a whole and advertise a town meeting to see all of their proposals and thoughts on the matter, and then the Council can vote on it at that point. He said outside of the town hall meeting is the decision to pay off the debt for Mulligans. That is a separate financial matter.

Councilman Rogers said now that they decided that they are going to keep Mulligans as a recreational facility, there are going to be ongoing operational issues for the City Council to address.

Mayor Alvord said some have said they should put money in Mulligans right away. Others have said let the revenues pay for the improvements. He recommended that the Mulligans Commission come up with 3 scenarios with varying aggressiveness in the reinvestment of Mulligans and vet that with the public.

Councilman Seethaler said if they choose to pay off the bond, Mulligans operations would be expected to fund its improvements as they go. In the first year, there would be a \$100,000 savings on or about April 1, 2015. Subsequent periods will be a savings of closer to \$450,000 annually.

Mayor Alvord asked if they should involve the public in deciding if they should pay for improvements up front or with revenues from Mulligans? Councilman Newton said Utah Golf Alliance said investing first would be better. He said they should leave it to the Mulligans Commission to recommend.

Mayor Alvord asked if the Resolution would need to be amended if they take a different approach? Acting City Attorney Loose said the more appropriate way would be a new Resolution. The Resolution establishing the Mulligans Commission didn't reference Resolution 2014-77. There is no legal obligation; it is more for political criticism. Councilman Shelton said he would work on writing a new Resolution.

Mayor Alvord said the survey did reveal a clear direction. Therefore, doing the 3 development options is no longer necessary. Some feel that if the city pays off the bond, it is a way to sell and develop the property. In reality, the survey has given them clear direction.

#### ADJOURNMENT

The March 3, 2015 City Council study session adjourned at 6:00 pm.

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

  
**South Jordan City Recorder**

Munis is on schedule to be live July 1

- Servers have been working with data and everything is going great
- Testing for data integrity is ongoing – very successful at this point.
- Training is going better than expected.
- All departments are supporting the project.
- I don't see any major issues that will hold up the project.

HR is compiling the data structures required to move forward for them.

- HR Data structure due April 3
- First Data dump due April 10 (Payroll, Employee data) Stacy is working on that.
- Takes six weeks to put the data into the fields
- HR Module on line Jan 16 2016

Utility Billing will start June 5 2015

- Will be working with Diamond software to get a script written for data dumps
- Scheduled Utility Billing go live April 16 2016

Building Inspection Software

- RFP process started
- Each group within engineering met and was asked what they would like to see in the software. Berry Dunn took the information and has come up with the RFP requirements.
- RFP complete and sent March 4<sup>th</sup> Tomorrow
- Product demos April-May
- Contract negotiations complete – last week in June
- Contract processed in July. **PROJECT START July-Aug**

Itron – Wireless water meter system

- Installed a network connection at a water tank with Century link and itron
- Completed and tested the Diamond connection (current utility billing system)

Cartegraph - upgrade

- GIS integration complete to date – waiting for Cartegraph technicians and Anne to complete testing **BEFORE ROLL OUT**