

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

June 2, 2015

**Present:** Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Dustin Lewis, Interim Police Chief Jason Knight, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, COS Paul Cunningham, City Commerce Director Brian Preece, IS Director John Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

**Others:** Attachment A

**REGULAR MEETING – 6:00 PM**

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

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

**B. Invocation – *By Councilman Chuck Newton***

Councilman Newton offered the invocation.

**C. Pledge of Allegiance**

Andrew Williams, Troop 293, led the audience in the Pledge of Allegiance.

**D. Minute Approval**

1. May 19, 2015 Study Meeting
2. May 19, 2015 Regular Meeting

**Councilman Shelton made a motion to approve the May 19, 2015 study meeting and regular meeting minutes, as printed. Councilman Rogers seconded the motion. The vote was unanimous in favor.**

**Susan Pulsipher**, Jordan School Board President, said they are going to be building a school in South Jordan, in the Daybreak area. At their last board meeting, a UDOT representative awarded South Jordan the 2015 snap award for their contributions for fostering safe walking

and biking. Daybreak Elementary was awarded the number 1 elementary for safe walking and biking.

**E. Public Comment:**

**Justin Olsen**, lives in the Springfield subdivision, said the city is looking at adopting a Resolution to transfer ownership of collector walls in certain subdivisions to the adjacent owners. Their subdivision is on the list. The wall in their subdivision is a hot one because of the poor condition of the wall. The options are for the city to repair the wall and then transfer ownership or abandon it, or the city offered an option for the neighbors to contribute to replace the wall. He said he has a few concerns about the legal authorization to transfer or abandon the wall. He does appreciate how the city has worked with their subdivision to have options available. He asked what about other neighborhoods? What if they don't have a favorable bid to replace the wall? What does that do to the condition of the city? The inability to maintain the wall properly could create problems. There could be patch work issues throughout the city. How will enforcement be handled on the walls? Their subdivision has the opportunity to receive a benefit; other subdivisions may not have that opportunity.

**Gloria Sharp**, said she lives in the Springfield subdivision. As a resident, she doesn't live next to the wall, but feels the wall benefits the subdivision as a whole. It adds beauty to the homes and protection. She feels the whole group of residents should share in the expense of putting up a new wall that would be able to endure many years. The expense should be divided by all.

**Cal Stringham**, also lives in the Springfield subdivision, said he moved to South Jordan from another city. Many homeowners are unable to afford the amount they would have to come up with to replace or repair the walls. He feels it is the responsibility of the entire neighborhood. The fences maintain the beauty of the neighborhood. Having walls around the subdivisions helps provide security and protection. It's important to have a good discussion to have a win/win situation.

**Carrie Winder**, Springfield subdivision, said she would like to address the collector street wall Resolution. She has concerns with the direction they are going. She believes it is problematic and unwise for the city to abandon their responsibility for the care and maintenance of the walls to the residents. How can the city monitor hundreds of homeowners and their walls? How can that be more efficient and cost effective? If the city is not planning to monitor the condition of collector street walls, that is a red flag and a concern. They know the real problem is financing. Have they considered all options, such as neighborhood special service districts? What are the opinions of the citizens directly affected by this Resolution? Have they had an opportunity to provide input and offer solutions? They appreciate the financial offer the city has given to them for help, they didn't hear the residents. The neighborhood declined taking responsibility of the wall for specific reasons. If they are going to move ahead with this Resolution on their own terms, could they not have told the residents?

There has been no explanation, discussion, or instruction. There might be great ideas out there waiting to be discovered if someone has an opportunity to understand what's going on. What if better ideas exist? If they tell people what is going on and give a chance to have input, they will come together and make a decision that is best for all. Their option may be the best one. Don't they want to know for certain? She does.

**John Geilmann**, said when people read and hear things, he is the one referred to as the retired CM, the former City Attorney, and the former CM of this city. There was a time he was the CEO of this city. He will take the buck for the decisions made when he was the CEO of the city. It is campaign time, there are a lot of things that will be done or said. He apologized to staff because of things that they will hear. He is not casting dispersions to staff in any way. He feels it was wrong to pay off the Mulligans bond. He also thinks it is wrong to have a party about that.

**F. Presentations:**

1. Certificate of Appreciation to Sheila Angerhofer for her service on Youth Council

Mayor Alvord read a certificate of appreciation to Sheila Angerhofer for her service on the Youth Council. He presented the certificate to Ms. Angerhofer.

2. Introduction of Miss South Jordan Royalty: Morgan Bell – Miss South Jordan 2015-16, Blaikly Wright – 1<sup>st</sup> Attendant, Adrienne Robinson – 2<sup>nd</sup> Attendant.

Mayor Alvord introduced the Miss South Jordan Royalty.

Administrative Services Director Lewis said they have a well respected pageant. Miss Bell will be a great representative of South Jordan.

Morgan Bell, Miss South Jordan, said her platform is peer pressure. Her goal is to teach youth more about positive peer pressure and how to make smart and healthy decisions. She is thankful for the opportunity and is looking forward to serving the community.

Blaikly Wright, said she is excited to be part of this program and help Morgan. Adrienne Robinson said she is excited to do events and serve the city.

3. Report on 4800 West Road Failure at Bingham Creek – between 10200 South and 9800 South. *(By Development Services Director, Brad Klavano)*

Development Services Director Klavano updated the City Council on the 4800 West road failure. He showed some pictures. The ground has settled on the east side of the road. They believe there is a problem with the draining of the culvert. They are in the process of fixing the

issue. Because it was a federally funded project, administered through UDOT, they have to use the UDOT bidding process and contractor. The project is not under warranty. He said their proposal is to pay for the project 75 percent from the storm drain fund, 25 percent from the general fund. They do not know who, if anyone, is responsible for what has happened. They are looking to see if they can recoup any of the costs. He said there was an extensive review of the plans when this project was done. Granite Construction is a good contractor and is doing this work at no profit. City crews are also assisting to help lower the cost. The inspection firm has also offered to do any inspections at cost. Everyone is trying to help.

Mayor Alvord asked if they can get a warranty on this fix? Mr. Klavano said they will explore that option. Councilman Newton said because they don't know exactly what the problem is, they may be reluctant to give a warranty.

Councilman Seethaler asked if they are going to ensure the best that they can what the problem is before they spend a lot of money in reconstruction? Mr. Klavano said yes.

Mr. Klavano said they will also be addressing a storm drain in the area that has a gap in it. That will be fixed for sure.

Mr. Klavano said the road will be compacted and repaved before they take the barricades down. He said one issue is that unless they get a lot of rain, there may not be a good test for awhile. He explained the plan to fix the wall.

Mayor Alvord asked what is the profit margin on projects like this? Mr. Klavano estimated 10-15 percent. Mayor Alvord said they may consider hiring a company that is willing to give a warranty. Councilman Newton said that is difficult because they don't know exactly what the problem is. Mr. Klavano said because it was a federally funded project, they had to follow a certain process, and UDOT doesn't warranty their projects.

Mayor Alvord said because they are paying for this project, it might be worth getting a contractor that would warranty the project. Mr. Klavano said they have the contractor under contract and the bid they received was half of what it would normally be because of everyone trying to help out with this situation.

Councilman Newton asked why the whole project isn't being paid out of the general fund? Mr. Klavano said because it is a storm related issue. They are not sure if it was all storm related, so they opted to use some out of the general fund.

**Councilman Shelton made a motion to approve the request to make repairs on 4800 West, from 10200 South and 9800 South, and to fund those repairs as proposed, 75 % from the storm drain fund balance, and 25 % from the General Fund surplus. Councilman Newton seconded the motion.**

It was noted that the legal department has been given direction to pursue all avenues for redress for compensation since the road was so newly constructed.

**The vote was unanimous in favor.**

**G. Action Item:** Cambridge Sign Appeal AP-2015.06, appeal of the Municipal Code signage regarding electronic message signs and allowing for the proposed signage to be installed at 1682 Reunion Avenue. *(By City Planner, Greg Schindler)*

City Planner Schindler reviewed the background information on this item.

Councilman Seethaler asked how this sign compares to the sign on 10400 South and approximately 1200 West? Mr. Schindler said the other sign is larger. Councilman Barnes said the sign approved a year ago had a request to be higher up, it was not just that it was an electronic sign. This proposed screen is 56 inches by 27 inches. It was noted that there is no retail in this location, just offices.

Councilman Rogers said he is in favor of this proposal, but he feels it would be problematic if every business has an electronic sign. They need to be cognizant of not having too much sign clutter. Mr. Schindler concurred.

**Councilman Seethaler made a motion to approve Cambridge Sign Appeal AP-2015.06. Councilman Barnes seconded the motion. The vote was unanimous in favor.**

**H. Action Item:** Resolution R2015-38, Adopting the Collector Street Walls/Public Right-of-Way Vacating Plan. *(By Public Works Director, Jason Rasmussen)*

Mayor Alvord noted the comments made regarding this issue during the public comment portion of the meeting.

Public Works Director Rasmussen reviewed the background information and did a short presentation on this item (Attachment B).

Councilman Seethaler said the city has just over 17 miles of fencing that lies within the city right-of-way. The city is responsible for the maintenance of that fencing. He noted 10 miles of fencing in the city that is privately owned and the residents are responsible for the maintenance of the fencing. He asked what happens if the privately owned fences are not maintained? Mr. Rasmussen said they are seeing a lot of issues with the older masonry walls. Enforcement is a code compliance issue. Councilman Seethaler said depending on many factors, residents may be more or less inclined to make those repairs.

Councilman Seethaler asked about the comment earlier about the ability for the city to do more than a small job and it would be more cost effective to maintain. Mr. Rasmussen said

generally, that is true. In the Springfield subdivision, they know a contractor that was willing to do a wall replacement for less than the engineers bid.

Councilman Seethaler asked if staff has thought much about a special service district for collector walls that neighborhoods could elect to be part of? Mr. Rasmussen said they have discussed that, but not in great detail. That is an option. Councilman Seethaler noted that Special Service Districts are a hassle and there are a lot of rules involved. It was estimated that there are 30 neighborhoods involved in the 17 miles of fences. He said they could possibly do a single special service district for all neighborhoods who had a collector fence, and possibly those that have fences at their own expense. It would be more feasible to have a contractor to do repairs and have the funds to recoup expenses. It would be like an insurance pool. That could be a better deal than residents having the liability for the entire fence. He asked if staff is open to doing what is proposed in a vehicle that might be more appealing to residents more broadly.

Mr. Rasmussen said they can do that, with clear objectives. They would need to engage the residents.

Councilman Barnes said staff has met with some of the neighborhoods on this issue. Mr. Rasmussen said they started with the Springfield subdivision. They were trying to determine to repair or replace that fence. The City Council requested that the subdivision participate in the cost if they replaced the fence. That is the only subdivision he has met with on this issue. Staff presented the neighborhood with options. They received a mix of responses.

Councilman Barnes said he is concerned that residents still won't be able to afford the payments with the Special Service District. That has been problematic with the water Special Service District. Councilman Newton said they would also have to have a super majority to approve the Special Service District. It is a lengthy process. He said decisions have consequences, and it would be very expensive for the city to take over 34 miles of walls in the city.

Councilman Seethaler recommended they table the item this evening until they have a better understanding of the funding mechanism and see if there is a means that can be offered. Some neighborhoods could opt in and some could opt out.

Councilman Rogers said he agrees with Councilman Seethaler. They would best be served by exploring the Special Service District option with more detail. They would do the residents a disservice if they didn't at least explore that option. He concurred that they table this item to a work session and for staff to pursue the SSD option in more detail.

Councilman Shelton asked if someone owns a collector street wall and the wall fails, what option do they have? Mr. Rasmussen said they have to meet the collector street fencing code. They reviewed the requirements of that code.

Councilman Shelton asked how much property is included in the fence vacation? Mr. Rasmussen said it is approximately 1 foot past the back of sidewalk. Would they expect the property taxes to increase? Mr. Rasmussen said no. The land is already owned by the property owners; they are just vacating the right-of-way. Councilman Shelton asked how much would it cost to maintain all collector street fencing in the city? Mr. Rasmussen said staff would put together an estimate for the work session.

Councilman Shelton said they could make an argument that every resident benefits from the collector street fences and he is not sure that just a few of the residents should pay for it.

City Attorney Loose reviewed the legal process to assign a Special Service District. He said they can do an SSD over the entire city or just a portion of it. They can levy different assessments to different neighborhoods based on the need of the specific area that they are dealing with. The administration costs are charged back to the assessment area up to a certain percent of the project.

Mayor Alvord said they have discussed this issue probably 5 times. It always comes down to the problem of the amount of fencing and the expense involved. They have also discussed tearing down the fence and giving residents complete liberty to put up what they want. That creates aesthetic concerns. They may need to consider putting the issue on the ballot. There isn't a perfect answer and they should let the residents decide. He would prefer a city wide policy. What is considered a neighborhood? When you look at the map of collector street fences, it is the whole city. He feels it would be better to have the city under one policy.

Councilman Newton said there are those who have invested in vinyl. Some people will want an 8 foot fence. It's not as clean and clear cut as they think. Then they will need to decide if they replace all fencing. He said it will be more than \$10 a month. It would be creating another tax. He said it is worth discussion.

Mayor Alvord said if they put this to a vote of the residents, it would help them get direction on what the residents prefer.

**Councilman Rogers made a motion to table Resolution R2015-38 to a work session. Councilman Seethaler seconded the motion. The vote was 3-2 in favor with Councilman Barnes and Councilman Newton opposed.**

The City Council took a brief recess.

- I. **Action Item:** Resolution R2015-40, approving the conversion of the Private Streets in the Oquirrh Park Subdivision to Public Owned and maintained streets and authorizing the City Engineer to move forward with the conversion. (*By Development Services Director, Brad Klavano*)

Development Services Director Klavano reviewed the background information on this item. Because the street width is more narrow than city standards, they are requiring that there be no parking on one side of the street to ensure there is room for public safety vehicles and snow removal. They are not taking over the street lights because they are not up to city standard and because the power goes right to people's homes that have the street lights. They are proposing to add to the CC and R's or enter into an agreement that if the street lights are not maintained then the city has the right to take them over and form an assessment district.

Carrie Martin, 4081 W. Pine Grove Way, and Paula Miller, 4128 W. Juniper Hills Dr., HOA Board representatives from the Oquirrh Park Subdivision, introduced themselves.

Ms. Martin said they sent a ballot to 230 homes, and they had 170 ballots returned. Of those 170 ballots, 95 percent were in favor of this. The main issue is that it will be a huge financial burden for the neighborhood in the future. They have a healthy financial HOA. Even with that, each homeowner is looking at a large assessment to replace the roads. Right now, their HOA fees are \$80 a month, \$25 of which are dedicated to roads. They do have older street lights connected to homes. They will likely propose to continue maintaining their own street lights and to use the reserves in place right now for the street lights.

Mayor Alvord said he used to live in this subdivision. He said this subdivision is paying their share of property taxes, but not receiving any benefit. He said the HOA fees in Daybreak are less than the Oquirrh Park subdivision.

Councilman Rogers said he is in favor of this. He is familiar with the area. He said when the city takes on streets, they get more Class C road funds. He feels it is problematic to have a lot of private streets in the city.

It was noted that the subdivision is prepared to make the needed repairs to the curb, gutter, and pavement before the city takes over the road.

Councilman Newton said he is concerned about the street light issue coming forward in the future.

Mr. Klavano said that is why there is a requirement that they set something up to address the street lights such as an SSD if they are not maintained.

Brook Hill, resident of Oquirrh Park subdivision, said they plan to add more lights and make them LED sufficient. Councilman Newton said if the lights are not taken care of, how are they going to be allowed to set up an SSD? Mr. Klavano said that is a condition of Exhibit A. The neighborhood attorney prefers to do it through an agreement. That is currently under review. It will be done prior to the recording of the plat.

**Councilman Rogers made a motion to approve Resolution R2015-40. Councilman Shelton seconded the motion. Roll call vote was unanimous 5-0 in favor.**

**J. Public Hearing: Resolution R2015-41, Notice of a Pending Ordinance Change Regarding Signs. (By City Attorney, Ryan Loose)**

City Attorney Loose reviewed the background information on this item.

Councilman Rogers said no signs will be allowed on the right of way or government property. The city is producing maps to clarify where there is city owned park strips. They can put signs on private property, including canal property, UDOT property, etc. except where the city has a maintenance contract or other obligation to remove the signs. The city won't remove the signs unless they are required to do so.

It was noted that the maps are available. The interactive map will be available on the website by Friday.

City Attorney Loose suggested that they change the language in the Resolution from city right-of-way and non city right-of-way to amortization plan.

Mayor Alvord opened the public hearing.

**Rulon Dutson**, 4700 W. Daybreak Parkway, said they have reviewed this item. He feels the Resolution and Ordinance are better because of discussions they have had with staff. He said their signage program is complicated. They have 150 signs in Daybreak. He appreciates the consideration given to them for their existing signs and appropriate placement of signs. He said signage is critical to them. He looks forward to continuing working with staff on the issue.

**Tamera Zander**, City Council candidate, asked for clarification on signage for canal properties. She understood that it was completely off limits, but it is considered non government property.

Mayor Alvord said the city has custody over some of the canal fences. On other fences, the canal owners have the responsibility to remove the signs. COS Cunningham said the city has a maintenance requirement on almost all of the canal fencing. They also discussed UDOT fencing. It was noted that as a general rule, 11400 South and 10600 South are restricted. If the map is unclear, staff will clarify.

Mayor Alvord closed the public hearing.

Mayor Alvord said there was inconsistency with how this policy has been enforced over the past couple of elections. He is in favor of staff having clear direction.

City Attorney Loose said the goal has been to clarify enforcement. When questions arise, they will figure out the answer as quickly as possible. If the City Council wishes to address clutter, they will need to change the Ordinance. This action will be valid for 6 months. If there is a problem, they will address it in the final Ordinance.

It was noted that code enforcement is aware of the Resolution. Councilman Rogers said they want consistency applying the sign Ordinance. The map will be useful in terms of enforcement provisions.

Councilman Barnes said he does not feel there has been erratic enforcement, but it was just difficult for staff to keep up on. Councilman Rogers disagreed.

Councilman Newton said he feels this will make campaigning more difficult. He said he will be abstaining from the vote.

City Attorney Loose said section 3 of the Resolution clarifies enforcement of the current sign Ordinance. If something is unclear, they will be lenient on enforcement. When the signs are picked up, they will be taken to Public Works. They understand signs are put up by other people than just candidates. It was noted that this policy is for all signs, not just political signs.

Councilman Newton said he is concerned about the effect this could have on signs such as real estate signs.

It was noted that all staff would be able to pick up signs, not just the enforcement officers.

Mayor Alvord asked about tampering with other candidates' signs. City Attorney Loose said if it is on private property, it is considered trespassing and destroying property. The injured party would be the property owner. They should not be messing with each other's signs.

**Councilman Rogers made a motion to approve Resolution R2015-41, with the amendment that the title in section 2 be changed to read *Amortization Plan*. Councilman Seethaler seconded the motion. Roll call vote was 3-1 in favor, with Councilman Barnes opposed and Councilman Newton abstaining due to a conflict of interest.**

**K. Reports and Comments:** *(Mayor, City Council, City Manager, City Attorney)*

It was noted that the Mayor will be speaking at the Mulligan's party tomorrow at 6. From 4-6, there will be free games. From 6-9, all services will be half price.

The City reviewed a draft flyer on Mulligans outlining the guiding principles that have been worked on by the Mulligans Commission. They also reviewed a banner that also outlines the guiding principles of Mulligans. The intent is to pass out the flyer at the city information booth at Country Fest. The City Council will have flyers at the parade, and some will be available at

the Mulligans party. Councilman Newton suggested some revisions to the flyer, deleting the Mayor and City Council names and pictures and relocating the guiding principles. The City Council concurred. The City Council indicated that they are supportive of the 5 principles. They discussed displaying the banner on a city vehicle or booth at Country Fest. They will not make the banner part of the parade.

Councilman Shelton thanked staff for their work on the Mulligans party. The City Council discussed an upcoming social at Councilman Shelton's home.

Councilman Barnes noted that his wife took some cub scouts to the Aunt Mame property and found it to be educational.

Councilman Barnes expressed disappointment in a recent article published in the Salt Lake Tribune. He said he felt it was an incomplete story. The author neglected to include that he didn't doubt the sincerity of the City Council in wanting to preserve Mulligans, and that they had a difference of opinion if paying off the bond would make it easier or more difficult to preserve Mulligans. He said he did state, based on his conversation with the Finance Director that it does make Mulligans slightly easier to sell if they paid off the bond. He said he was contacted to explain his dissenting vote on the issue, it wasn't meant to rub salt in any wounds. He said he gave her a list of financial obligations that the city has in coming years, and he stated that he would have preferred to see the surplus funds go towards those projects. He didn't say now they can't do those things. He apologized if it came across as throwing the City Council under the bus. He said he hasn't posted the article to his Facebook page, but he can with the full story. He said he has commented and tried to clear the record when he has seen it on Facebook. He said he did not vote against the Fire Station. He said they could say that he voted against anything that is included in the budget.

Mayor Alvord said he is the one that asked the Finance Director which bonds were callable. He didn't know Mulligans was the next callable bond. It wasn't a scheme to pay off Mulligans so it would be easier to sell. His intent was to use the surplus funds to lower the city's financial burden. The fact that Mulligans was the next callable bond was a happy coincidence. Councilman Barnes said he refuted the claims numerous times that it had anything to do with a scheme to make it easier to sell. Mayor Alvord said he feels paying off the bond makes it less easy to sell because they are no longer making its mortgage payments. He believes paying off the bond secures Mulligans. Councilman Seethaler concurred. Mayor Alvord said it was in their heart to follow the Y2 survey and make Mulligans more palatable to all residents. He feels it is harder to sell because it is now a cash generator.

## ADJOURNMENT

**Councilman Rogers made a motion to adjourn the City Council meeting and go into a closed meeting to discuss the character, professional competence, or physical or mental**

**health of an individual. Councilman Newton seconded the motion. Roll call vote. The vote was unanimous in favor.**

The June 2, 2015 City Council meeting adjourned at 9:24 p.m.

**This is a true and correct copy of the June 2, 2015 Council meeting minutes, which were approved on June 16, 2015.**

*Auna M. West*  
**South Jordan City Recorder**

**SOUTH JORDAN CITY**  
**City Council Meeting**  
**June 2, 2015**  
**6:00 P.M.**

**ALL THOSE ATTENDING, PLEASE**  
**PRINT NAME & ADDRESS**

<b>PRINT NAME</b>	<b>PRINT ADDRESS</b>
Marc Halliday	1949 W. Springfield Pr South Jordan
Cardine Martin	4081 W. Pine Grove Way SoJo
Paula Miller	4128 W Juniper Hills Dr
Melanie Blackburn	9432 S 1980 W S.J.
Carie Winder	9424 Springfield Circle
Larry Haggerty	9495 Spring Willow Cir
NORM Angerholer	9515 High Meadow Dr ST
Ken Honopka	1106 W Pine Shaker Rd
Brad Bell	11448 Lampton View Dr.
Sheila Angerholer	9538 High Meadow Dr
Amy Burnett	" "
Paul Bateman	9666 S. Garden Grove Ln.
Linda Snow	1895 Springfield Dr
AL & CORI STRIBHAM	9518 SPRINGFIELD DR HANAU ST C
Alan + Kevin Skyrp	1877 W. 9525 S.
Patrick Harris	10311 Venezia View Way
Dave Jeffs	9414 S. 1860 W.
Marylee Jeffs	9414 S. 1860 W.
Leanne Johnson	11186 So 2700 W
Terry + Vicki Johnson	Bountiful
Justin Olsen	2111 W. Springfield Dr. S.J.
John H. Geitmann	11039 Cryst/Vicw Way SUT
Anthony Godfrey	377 La Vern Lane, Sandy, UT



# **COLLECTOR STREET WALL – RIGHT OF WAY VACATING PLAN**

City Council  
Meeting  
June 2, 2015

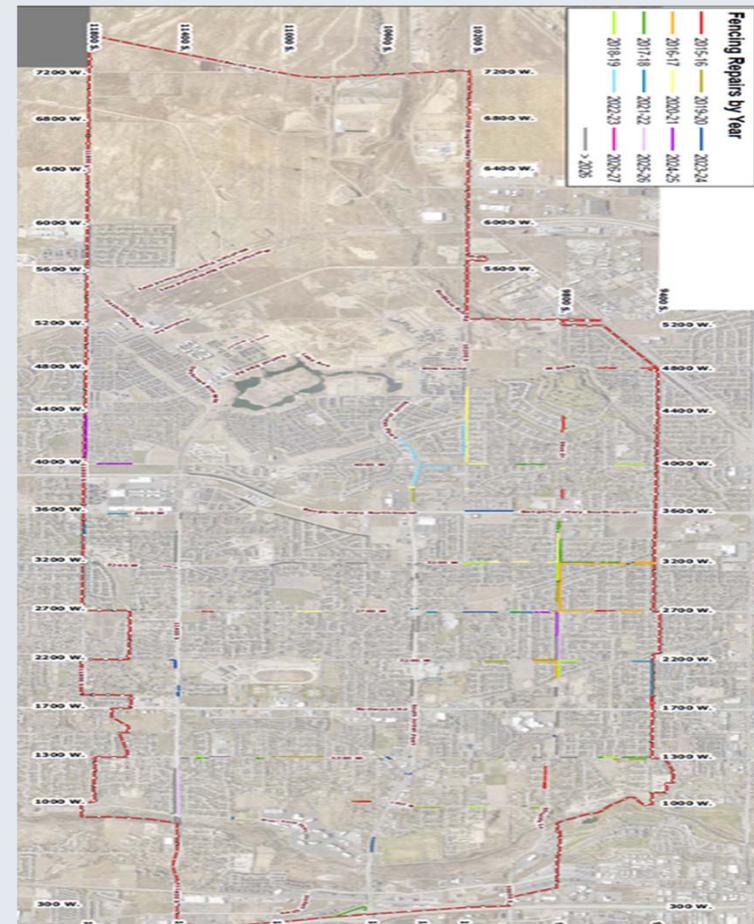
# PLAN OVERVIEW

- Plan provides direction and details for staff to repair and vacate collector street walls that reside on City right-of-way.



# PLAN OVERVIEW

- Collector street walls have been inventoried, classified, and given a condition rating
  - Those with structural/risk issues have higher priority
  - Newer walls in excellent condition will be vacated in FY15-16



# PLAN OVERVIEW

- **Communication with Affected Property Owners**
  - Notification of repairs/vacating via mail
  - Public meeting to inform property owners of City actions

# PLAN OVERVIEW

- **Plan Funding**
  - **Contingent on annual funding**



# PLAN OVERVIEW

■ QUESTIONS?



# MULLIGANS

Golf & Games



Environmental  
Interface



Open Space  
Preservation



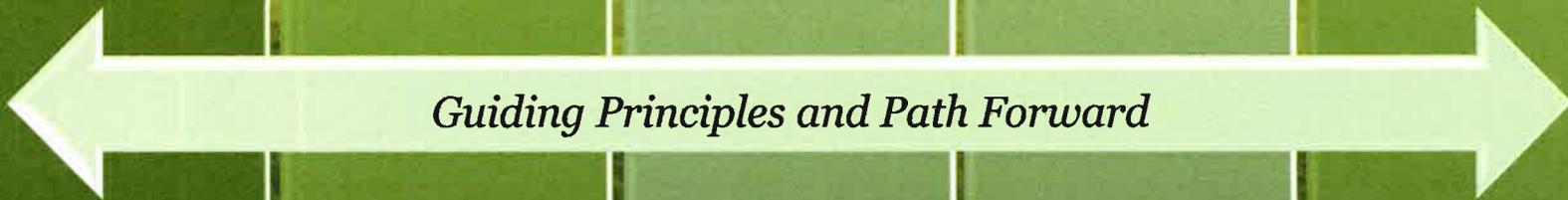
Recreational  
Improvement



Public Use &  
Access



Operational  
Sustainability



*Guiding Principles and Path Forward*

*Established by the Mulligan's Commission, Approved June 2015*

# Mulligans Bond

## 2005 Bond Terms

25-year obligation

\$4,640,000 remaining principal amount (April 2015)

\$450,000 approximate annual payment

## Final Bond Payoff

The City Council approved the funds necessary to fully redeem the outstanding bonds (resolution R2015-19). The bond was paid in full on April 23rd, 2015.

**PAID IN FULL**

## Benefits of Payoff

- \$1.6 million in interest savings
- 30% internal rate of return
- \$450,000 annual increase in cash flow to reinvest in venue improvements



**BUY ONE GET ONE  
FREE MINI GOLF**

(with the purchase of a second admission of  
equal or greater value)

EXPIRES DECEMBER 31ST, 2015

SOUTH JORDAN

# Guiding Principles

## Environmental Interface

Mulligan's open space provides a unique sense of place in the community, serving as a buffer between the natural environment of the Jordan River and the surrounding development.



## Open Space Preservation

Mulligans provides approximately 67 acres of publicly owned recreational open space, preserved for residents to view wildlife, explore, and relax.

## Recreational Improvement

Mulligans provides family-centered recreational opportunities for all ages and abilities. While golf training, practice, and playing facilities serve as its core operations, miniature golf and batting cages add additional value and service to the community. Ongoing improvements to the venue are necessary for continued patron enjoyment.

## Public Use & Access

Mulligans provides multiple opportunities for public use and access to its facilities as well as to adjoining public space such as the Jordan River Trail.

## Operational Sustainability

Mulligans provides an operationally sustainable enterprise for South Jordan City by funding operations and improvements exclusively through user-fees.

## What Next?

The Mulligans Commission will be considering:

Item	Date
Capital Improvement Recommendations	
Current Improvement Needs	Summer 2015
Equipment Maintenance Schedule	
New Recreational Improvements	
Public Master Planning Process	Summer 2015
Preservation Action Plan Recommendation	Fall 2015
Business Plan Development Recommendation	Fall 2015
Increased Programming Recommendations	Fall/Winter 2015

## Brief History

An economic development study on the 1000 acres surrounding the Jordan Gateway recommended that the Mulligans property be considered for development. In addition, The Hale Center Theatre expressed interest in building a theatre on the Mulligan's property. These two events spurred community interest in Mulligan's future.

## The City Council

- **Commissioned** Y2 Analytics to conduct a community survey regarding development preferences for the Mulligans property
- **Commissioned** The Utah Golf Alliance to conduct an operational feasibility report
- **Created** the Mulligan's Commission to serve as an advisory, recommending body

## Mulligans Commission

- An advisory, recommending body
- Established January of 2015
- Purpose: *"Discuss, review, analyze and make proposals to the city council concerning Mulligan's operations, employees, and assets, including but not limited to operations, business plans, financing, programs, pricing, renovation, personnel, projects, promotions, and policy changes"* (see R2015-08, section 6).

### Comprised of:

- City Council Members
  - Mark Seethaler
  - Don Shelton
- South Jordan City Residents
  - Deanna Kaufman
  - Max Shoura
- SJC Staff
  - Dustin Lewis, Administrative Services Director
  - Don Tingey, Strategic Services Director
  - Doug Brown, Mulligan's Golf Pro Manager

## Mayor and City Council



Mayor David Alvord



Mark Seethaler  
District 1



Chuck Newton  
District 2



Don Shelton  
District 3



Steve Barnes  
District 4



Christopher Rogers  
District 5



# Yesterday, Today, and For Generations



## Guiding Principles

1. Environmental Interface
2. Open Space Preservation
3. Recreational Improvement
4. Public Use & Access
5. Operational Sustainability