

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

September 20, 2016

**Present:** Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Dustin Lewis, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, COS Paul Cunningham, Economic Development Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, 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.

**B. Invocation – *By Council Member Patrick Harris***

Council Member Harris offered the invocation.

**C. Pledge of Allegiance**

**James Frank**, Scout from Troop 1176, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized the scouts that were present.

Economic Development Director Preece said the city was recently awarded a business friendly award by the Governor's office. He noted a survey that they did recently for the businesses in the city; the city received an overwhelmingly good response.

Council Member Zander reported that Madison Goins from South Jordan Elementary placed 2<sup>nd</sup> in the State essay contest on what she loves about her community.

**D. Minute Approval**

1. September 6, 2016 Council Study Meeting
2. September 6, 2016 Council Meeting

**Council Member Harris made a motion to approve the September 6, 2016 Council Study Meeting minutes, and the September 6, 2016 Council Meeting minutes, as printed. Council Member Shelton seconded the motion. The vote was unanimous in favor.**

**E. Public Comment:**

There was a request from one individual to speak under public comment later in the meeting.

There were no other public comments given.

**F. Presentations:**

1. Water Conservation Program Update. *(By Public Works Director, Jason Rasmussen)*

Water Conservation Coordinator Rick Maloy reviewed a water conservation program update presentation (Attachment B). He said they are on track to meet their conservation goal. There will be a spike in usage for this year. That is due to the fact that there was no reportable precipitation in July or August. That shows them that South Jordan residents are scaling back on their culinary water use when they have rain. He noted that the numbers presented are for culinary water only.

The City Council discussed park strip conversions. Mr. Maloy said if a park strip has established trees, it may not need any irrigation water. He said if only a few plants are planted in the park strip, the homeowner may elect to water the park strip by hand. It will vary case by case.

Council Member Rogers said this could be an avenue for an HOA that wants to turn over the park strip to the city. It was noted that an area done with xeriscape landscaping has to be weeded once or twice a year.

Council Member Zander asked if the zoning allows for straight rock mulch park strips or are some plants required? Mr. Maloy said they can't have more than 50 percent hard surface such as stamped concrete. They encourage plants, but there is no requirement that says they have to have plants. They can have zero watering in the park strips. He said his focus is on educating the residents and giving them tools to save as much water as possible. He noted the city's conservation website is [watersmartsojo.org](http://watersmartsojo.org).

Council Member Shelton asked how they are promoting the website to the residents? Mr. Maloy said social media posts, the South Jordan Journal, and a booth at the farmers market and Summer Fest where people sign up for a newsletter done every other month.

Council Member Shelton asked if trees use less water than grass? Mr. Maloy said yes – a lot less. An established tree can be removed from most irrigation to thrive.

Council Member Zander asked if the 4<sup>th</sup> grade outreach is being done in public schools and charter schools? Mr. Maloy said yes.

Mr. Maloy clarified the process for a resident to receive rock mulch for their park strip. They have to submit a request form. They estimate that they will be able to provide rock mulch for 50-75 residents with the Jordan Valley grant program this fiscal year. The program just started September 1<sup>st</sup>, and they have already had 15 requests. The only advertising that has been done is in the South Jordan Journal. He said before they do any more advertising, he wants to make sure they can handle the work load for the requests.

Mayor Alvord allowed the aforementioned Public Comment.

**E. Public Comment:**

**Kayla Mower**, Daybreak resident, said she is proposing collaboration with the FBI on an outreach community program. She requested a private meeting with the City Council and Mayor because of the nature of the request. Ms. Mower was asked to follow up with City Attorney Loose and CM Whatcott. City Attorney Loose said they need to ensure that the request follows the Open Meetings Act. Ms. Mower said because the specific program is delicate in nature, they don't want it presented in a public format.

**F. Presentations:**

2. Mulligans Commission Report. *(By Commission Chair Don Shelton)*

Mayor Alvord indicated that they will be taking no action tonight; this is simply a report.

Council Member Shelton presented the Mulligans Commission Report in a presentation (Attachment C). He expressed gratitude to the Mulligans Commission Members. He said the committee was organized by the City Council to study Mulligans and propose what should be done with the Mulligans property. He said the residents have indicated that they want them to keep Mulligans. They are in the golf business and they should treat this as a business. He said personally, he would like to see this as a premier facility for beginning golfers.

Council Member Shelton said the Mulligans Commission developed a decision making matrix (Attachment D). They analyzed 4 different options for the property. He said the scores within the matrix were a topic of much discussion, and they are a consensus of the members of the Commission.

Council Member Shelton noted that \$6.4 million would cover phases 1 and 2 of plan B. He would like to invest that money in developing activities that generate the most revenue, and then invest in a change in the golf course over time. He said they have to invest money in a business to run it successfully. That has not been done for Mulligans. He said the City has seen significant growth in the population. There has been dramatic growth in the southwest portion of the Salt Lake Valley, but the top line revenues for Mulligans have been roughly flat for the last 10 years.

He noted that during the recession, revenues were down, but not significantly. One big drop in revenues was a year that there was bad weather. He feels that the expansion of the miniature golf course should be indoors.

Council Member Shelton said the recommendation from the committee is to move forward with Plan B: High-Level Investment. He is recommending that they consider doing the project in a phased approach.

Council Member Rogers said what is the idea for the 3<sup>rd</sup> phase? Council Member Shelton recommended that they do it overtime with cash flow. He said the pro forma shows that there will be cash flow over \$100,000, starting the year after the improvements are done. That could be used for saving up for future projects or repaying the debt to the city, in addition to the bond payments.

Mayor Alvord asked why the open use public area scored a 2 in scenario 3? Council Member Shelton said because there is a significant park area projected, and other smaller park areas planned, as well as access to the Jordan River trail.

Council Member Shelton indicated that there was a consensus from the Mulligans committee on recommending Plan B. He said personally, he would like to make the operation self sustaining without requiring residential support.

Council Member Harris asked what would Staples Golf's involvement be? Strategic Services Director Tingey said there is no obligation. The contract with Staples Golf is complete. Staples Golf would be able to bid on the development of the project.

Council Member Harris asked what would the new green fees be? Council Member Shelton said he does not believe an increase in green fees was proposed. He would have to check the pro forma. He said they pushed back a lot on THK that provided the pro forma and market research.

Council Member Harris asked with the high investment plan, did they calculate the increase in revenue? Council Member Shelton said yes, on every activity. Council Member Harris asked where is that data pulled from? Council Member Shelton said THK provided that information. They provide market research. He said the pro forma is an educated guess. If the Mulligans Commission had tried to give that information, it would have been a complete guess.

Council Member Marlor thanked the Mulligans Commission for the time and effort that was put into this. It took a lot of time and effort.

Council Member Shelton recognized the Mulligans Commission members that were present.

Mayor Alvord said in his opinion, ideal government does not do businesses. The survey from the residents indicated that they want the city to do the business. Because they have been asked to do that business, they will do it. They are making the best of what the residents asked. He said they may want to get creative, such as hover boards and Segway type golf carts so people get excited

and it has something that sets them apart from Top Golf. Council Member Shelton concurred that creative approaches are called for.

Council Member Harris said he feels they should consider taking care of the deferred maintenance and see how that affects revenues. That maintenance needs to be done no matter what. Council Member Shelton said because they are raising and rebuilding the area with Plan B, it takes care of all deferred maintenance. Council Member Harris said this proposal is a big investment. They have to determine how to use the money most wisely. They have residents asking for a large swimming facility, which would be upwards of \$20 million. They need to prioritize how to allocate those dollars. When they evaluate this, they need to evaluate all of their projects and determine what makes the most sense.

Council Member Shelton said he feels the next step is talking about all of the issues and projects at a visioning meeting, and get direction. He agreed it should be dealt with in context of the whole city.

Mayor Alvord expressed appreciation for the work of the Mulligans Commission. Their report was well thought out.

**G. Consent Items:**

1. Resolution R2016-69, Adopting City-Wide Policy 210-02 Purchasing Cards. *(By COS Paul Cunningham)*
2. Resolution R2016-70, Adopting City-Wide Policy 210-03 Surplus Property. *(By COS Paul Cunningham)*

Mayor Alvord said these items were discussed previously in a work session.

**Council Member Rogers made a motion to approve items G.1., and G.2. Council Member Marlor seconded the motion. The vote was unanimous in favor.**

**H. Public Hearing:** CDBG Year End Report (CAPER). *(By Planner Jake Warner)*

Jake Warner reviewed a presentation on the CDBG Year End Report (CAPER) (Attachment E).

Mayor Alvord opened the public hearing.

**Laura Watts**, Account Manager of the Family Support Center, thanked the city for support of their agency and the opportunity it gives them to serve the residents of South Jordan.

**Amy Dorsey**, Development Director of South Valley Sanctuary, thanked the city for the recommendation from staff and the city for continuing to support them. They have outreach programs including 2 physical locations, 4 libraries, and the Road Home. They have also started

the LAP (Lethality Assessment Protocol) program. They have partnered with South Jordan police department on that program.

**Celeste Eggert**, Director of Development of the Road Home homeless shelter. They have seen a 12 percent increase in serving people this year versus last year. She reviewed homeless statistics for Utah. She asked that the city continue to support homeless service providers and continue to support the creation of and sustaining low income housing.

**Dr. Martin Lipskey**, Chancellor for Roseman University of Health Sciences. He said last year, they had over 60,000 outpatient visits. Only 6 percent of their patients have any insurance, and half of those have Medicaid. Dental problems are a health crisis, particularly among children. Their rates are 30-40 percent of community charges. Even with that, only half of the patients follow through with their treatment plan because of the cost. They are seeking to develop a dental assistance program.

Mayor Alvord closed the public hearing.

**Council Member Marlor made a motion to approve Resolution R2016-68. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.**

- I. Staff Report:** Regarding the cost for the median on 11800 S. in front of Herriman High School. *(By City Engineer Brad Klavano)*

Mayor Alvord said this item was discussed in the work session. It will add some expense for the city and a neighboring city, but it is a nice way to take care of the residents that live there. He is in favor of this item.

**Council Member Shelton made a motion to approve the staff request for funding of approximately \$50,000 for improvements of the median on 11800 South in front of Herriman High School, as presented to the City Council. Council Member Rogers seconded the motion. The vote was unanimous 5-0 in favor.**

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

Mayor Alvord said he attended a sewer board meeting this morning. There is a sentiment among the other Mayors that they are in a crisis mode regarding water. He believes that is because of the issues with the canal water and the Utah Lake algae bloom. He said there are discussions in Riverton and Draper requiring that soft water conditioners be removed. That makes the water salty and eliminates the possibility for reuse. They are also talking about requiring a certain amount of xeriscape. They are discussing some big government regulations.

CM Whatcott said Mr. Bay with the water district said this year would be a telling year for snow. If they have a good snow pack, there would be no issues with water short term. If there is low snow, the fall out for water next year would be dismal. He said they could ask for odd and even day water schedules or some impact like that. He said the salt issue is separate; it is a reuse issue.

He said the salt issue is a small part of the issue. The larger issue is with infrastructure costs. No matter how much you push through the membrane, there is an energy cost there.

Public Works Director Rasmussen said they can clean salt out of the water through reverse osmosis. If there is less salt content, the water can be used for irrigation purposes.

CM Whatcott said when businesses run water through chillers that is contributing to the total suspended solids.

Council Member Harris asked if there has been any talk of metering the secondary water system? Mayor Alvord said yes, there was some talk of that. He said this is a bigger deal for Riverton who relies more heavily on the canal water. CM Whatcott said Riverton never upgraded their culinary system to meet indoor and outdoor watering demands. If they have to shift to culinary water for outdoor watering, that is where it gets into problems.

Council Member Shelton said he went to the Association of Municipal Councils meeting and had a presentation from Salt Lake County animal control services. They run operations 24/7, and we run regular business hours. They are a “no kill” facility. City Attorney Loose said the definition of “no kill” varies. It would be interesting to find out the definition they are using.

Council Member Shelton said he went to some meetings with ULCT. He will email his notes.

Council Member Shelton said he would also send pictures to the City Council of the chalk art from the contest this weekend.

#### ADJOURNMENT

**Council Member Rogers made a motion to adjourn. Council Member Shelton seconded the motion. The vote was unanimous in favor.**

The September 20, 2016 City Council meeting adjourned at 8:16 p.m.

**This is a true and correct copy of the September 20, 2016 Council Meeting minutes, which were approved on October 4, 2016.**

  
**South Jordan City Recorder**