

SOUTH JORDAN CITY
COMBINED CITY COUNCIL,
REDEVELOPMENT AGENCY AND MUNICIPAL BUILDING AUTHORITY MEETING

April 3, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, CM Gary Whatcott, Fire Chief Andy Butler, Administrative Services Director Kyle Spencer, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING

A. Welcome and Roll Call – *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present. She excused Council Member Zander.

B. Invocation - *By Council Member Patrick Harris*

Council Member Harris offered the invocation.

C. Pledge of Allegiance

Nephi Christensen, member of the Youth Council, led the audience in the Pledge of Allegiance.

D. Minute Approval

1. February 28, 2018 Council Budget Meeting
2. March 6, 2018 Council Study Meeting
3. March 6, 2018 City Council Meeting
4. March 14, 2018 Council Budget Meeting

Council Member Marlor made a motion to approve the February 28, 2018 Council budget meeting minutes, the March 6, 2018 Council study meeting minutes, the March 6, 2018 City Council meeting minutes, and the March 14, 2018 Council budget meeting minutes, as printed. Council Member Shelton seconded the motion. The vote was 4-0 in favor.

E. Public Comment:

Brandon McCleary, lives at approximately 10400 S. 2800 W., read a prepared statement (Attachment B). He showed pictures of his proposal (Attachment C).

Mayor Ramsey said they would take the request under consideration. They are not the ones that develop Daybreak, but would include the request in the record.

Brandon Ussery, read a prepared statement (Attachment D).

F. Presentation: South Jordan Youth Council Mayor Annual Update *(By Kaylan Christensen)*

Kaylan Christensen, South Jordan Youth Council Mayor, reported on their service projects for the year. It was noted that they have 32 members, and have held 15 meetings. At the end of this week, they will have completed 31 service activities equating to 990 hours of service. They learn about government and community and have developed a greater understanding of the city. She reviewed several city events that they volunteered at, including Summer Fest, the Farmers Market, SOJO marathon, and the Candy Window display. They have attended City Council meetings throughout the year, which helps broaden their knowledge of local government. She thanked the city and leaders for their support.

Mayor Ramsey thanked Miss Christensen for her service.

It was noted that approximately 20 members of the Youth Council attend each meeting.

G. Public Hearing: Ordinance 2018-02, Amending Section 17.54.140(C), Automotive Repair, of the South Jordan Municipal Code. Adam Ashby, Unique Auto Body. *(By City Planner, Greg Schindler) (RCV)*

Planning Director Schaefermeyer reviewed the background information on this item.

Council Member Marlor asked if they expand the area, will this allow multiple auto body businesses or just one auto body company in that space? Mr. Schaefermeyer said they look at just the total area, not the users. It is close to 3 acres.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Harris asked how they would use each of the buildings? Mr. Ashby said it is basically the same use in each building, just bigger.

Council Member Marlor asked what if they sold off some of the property in the future? Mr. Schaefermeyer said they would then have that amount of acreage to use for this type of business.

Council Member Harris made a motion to approve Ordinance 2018-02. Council Member McGuire seconded the motion. Roll call vote. The vote was 4-0 in favor.

H. Public Hearing: Ordinance 2018-03, prescribing policies for and adopting an Updated Water Impact Fee Facilities Plan and Impact Fee Analysis by which Impact Fees will be assessed. (By Public Works Director, Jason Rasmussen) (RCV)

Associate Director of Public Works Ray Garrison reviewed the background information on this item.

Matt Mills, Zions Public Finance, reviewed a presentation (Attachment E).

Council Member Harris said he feels the Daybreak growth projections are low. Mr. Mills said the growth rate is important but not essential to their calculation. Public Works Director Rasmussen said those numbers are not used for capacity. It is not critical to this calculation.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Shelton made a motion to approve Ordinance 2018-03, with the correction to the fee that should read \$3108, not \$3018. Council Member McGuire seconded the motion. Roll call vote. The vote was 4-0 in favor.

I. Public Hearing: Ordinance 2018-08, amending City Code Section 3.12.030 regarding the Energy Sales and Use Tax. (By CFO, Sunil Naidu) (RCV)

CFO Sunil Naidu reviewed the background information on this item.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Marlor said the rate was reduced from 6 to 5.5 in 2015. What amount could they have had accessed if it was left at 6 percent? CFO Naidu said approximately \$350,000 a year.

Council Member Shelton asked when would the tax rate become effective? CFO Naidu said it would go into effect immediately. They need to start communicating with the tax commission. By July 3rd, it will be ready to go.

Mayor Ramsey asked if every other community in the County is at 6 percent? Mr. Naidu said yes.

Council Member Harris asked what was the average cost per home per year? Mr. Naidu said approximately \$27 dollars based on an average \$500 utility cost per resident. This rate is calculated on the power and gas bill. He said his home averages under \$200.

Council Member Marlor made a motion to approve Ordinance 2018-08. Council Member McGuire seconded the motion. Roll call vote. The vote was 3-1 in favor, with Council Member Harris opposed.

J. Action Item: Resolution R2018-14, adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2018 and ending June 30, 2019. *(By CFO, Sunil Naidu) (RCV)*

CFO Naidu reviewed the background information on this item. He reviewed major changes to the budget. It was noted that Council Member Shelton sent questions to him via email. He responded to those questions via email (Attachment F).

Council Member Shelton asked if the water rate changes are included in the tentative budget? Mr. Naidu said yes.

Council Member Harris expressed concern about the water rate changes. He is concerned that those on smaller lots are paying a lot less for water. Those on larger lots are paying more for water, in some cases, substantially more. He is not okay with the rate changes.

Public Works Director Rasmussen said if people choose to be more efficient with their water usage, they will pay the same or less. This affects those that are inefficient. It is not an attack on those with bigger parcels.

Mayor Ramsey said she disagrees that this is a marked move to benefit those on smaller lots such as Daybreak, and hurt others. Council Member Harris said in a previous discussion, he was told that the breakeven point on the rate change is 1/5 of an acre. He said it is hard to be efficient and it is hard to even get landscape bids to change the landscaping to have it more efficient. His HOA is trying to get bids and the ones received are outrageous. He said he would like to give the public some notice of the change. It will impact the residents immediately.

Mr. Rasmussen said they do a water rate study every 5 years. They have not changed their rates since 2009. The frequency of their study is a best practice policy, not an Ordinance. CM Whatcott said they also do rate analysis to ensure that they are charging the proper rate. That has a direct impact on their bond rating.

Council Member Shelton said because this is revenue neutral, they could delay this for a year and notify the residents of the coming change and have a marketing campaign to inform them and teach them how to conserve water. Mr. Rasmussen said it does not affect them from a revenue standpoint. He said the fee schedule won't go into effect until July 1st.

Council Member Marlor asked why is the fee change proposed? Mr. Rasmussen said they wanted to have a rate structure that promotes water conservation. They are doing that through the cost of consumption. The base rate is \$4.88, but the consumption rate increases to make up revenue lost on the base rate. This gives them a more water conservation friendly rate. Council Member Marlor asked what is the differential on a larger lot versus a smaller lot? Mr. Rasmussen said it varied from \$10-\$50 a year increase. He said 1/3 acre lots are the highest lots in consumption.

Council Member McGuire said he likes the rate structure because it is based off of what they are using.

CM Whatcott said they are trying to be responsive from an environmental perspective. They are sensitive to conservation. They are also dependent on a wholesaler for all of their water. Their wholesaler's goal is to reduce consumption by 25 percent.

Council Member Shelton said a big issue in our state that is not being addressed adequately is water. It does not get appropriately addressed. He is okay with a philosophical move in this direction. He said he wants to forewarn residents that the change is coming. Mayor Ramsey, Council Member McGuire, and CM Whatcott concurred.

Council Member Harris said it is good to notice the residents. One of the most significant ways to reduce water consumption is to reduce the amount of grass that they are watering, and install more flower beds. There is funding available from Jordan Valley Water Conservancy District to make that change, but it takes time. They are not giving people enough time to take advantage of cheaper winter rates to change the landscaping so they can water less. He would propose making the change in a year.

Council Member McGuire said he agrees that they should give the residents some notification. He said he does not think people will make changes until they feel the impact of the bill. He does not feel waiting a year will make a difference.

Council Member Harris said they could notify the high end users specifically and let them know that the change will impact them. Mr. Rasmussen said they go out to the top users every year and contact them with a letter and at the door. The majority of the users don't care about the cost. Some will appreciate the heads up.

Council Member Marlor said his neighborhood has access to secondary water. He said half or less of the residents use it. He said he does not feel any of his neighbors will change, even with notice. He said if they send out the letter, he would love to include one paragraph that says for those who have access to secondary water, using it would reduce their fees.

Council Member McGuire made a motion to approve Resolution 2018-14. Council Member Marlor seconded the motion.

Council Member Marlor said he agrees with Council Member Harris that they need to communicate with the residents immediately and educate them the best that they can. This gives them three months to make them aware.

Council Member Harris said this will be a big impact for some people. The recycling fee is going up and he is not in favor of that either. The City Council previously passed a franchise tax and they have a discussion later about a property tax increase. They need to look after the people that all those increases will effect. Some people will be hit hard. He said raising taxes should be a last resort, not a first resort. It is a lot all at once.

Mayor Ramsey said the recycling fee was decided so they could keep the recycling program. They didn't want to raise the fee; they had no choice.

Roll call vote. The vote was 3-1 in favor, with Council Member Harris opposed.

Council Member Shelton made a motion to recess the City Council meeting and go into a Redevelopment Agency meeting. Council Member Marlor seconded the motion. The vote was 4-0 in favor.

RDA MEETING

K. RDA Action Item: Redevelopment Agency Resolution RDA 2018-01, adopting a Tentative RDA Budget for FY 2018-19. *(By CFO Sunil Naidu) (RCV)*

CFO Naidu reviewed the background information on this item.

Board Member Marlor made a motion to approve Resolution RDA 2018-01. Board Member Shelton seconded the motion. Roll call vote. The vote was 4-0 in favor.

ADJOURNMENT

Board Member Marlor made a motion to adjourn the Redevelopment Agency meeting and move to a Municipal Building Authority meeting. Board Member McGuire seconded the motion. The vote was 4-0 in favor.

L. MBA Action Item: Municipal Building Authority Resolution MBA 2018-01, adopting a Tentative MBA Budget for FY 2018-19. *(By CFO Sunil Naidu) (RCV)*

CFO Naidu reviewed the background information on this item.

Board Member Shelton made a motion to approve Resolution MBA 2018-01. Board Member Marlor seconded the motion. Roll call vote. The vote was 4-0 in favor.

ADJOURNMENT

Board Member Shelton made a motion to adjourn the Municipal Building Authority meeting and go back into a City Council meeting. Board Member McGuire seconded the motion. The vote was 4-0 in favor.

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

Council Member McGuire said he, Council Member Zander, and several staff, toured the Rocky Mountain Recycling center. He said a lot more goes into that than the general public realizes. They need to do a better job of educating the residents about what can be recycled. While they were there, a recycling truck from South Jordan came. Ten percent of the items in the truck were considered non recyclable.

Council Member McGuire said he went to an open house for the new County library in South Jordan. He said they are in the process of taking input from residents and creating a general concept plan. It will be different from other county libraries.

Council Member Marlor said he was a server at the Senior's Easter banquet. He said it was a great event. He said it made him realize how many seniors need and seek those events. It also made him realize the various support and senior services that are out there.

Council Member Marlor recommended a City Council social dinner with light entertainment. They determined to hold the event on May 19th at the community center. The dinner could be pot luck. The entertainment will be Council Member Marlor's son.

Council Member Harris noted a problem with the traffic light on 1055 West South Jordan Parkway. He said there are certain times at night that the light never turns green.

Council Member Harris said he and Mayor Ramsey attended the Ugadi celebration for the Indian New Years. He said they were treated well and had fun at that event. They are excited about cricket and still believe it is going in the new Welby Park.

CM Whatcott said the County has indicated that they are improving cricket in some of their other parks. The County feels they have sufficient amount of cricket in their parks. Strategic Services Director Tingey concurred. He said they talked about spacing the fields at Welby Park so cricket was planned for. It was noted that multiple cricket leagues have contacted the County. Council Member Harris said he would forward inquiries about cricket onto Martin Jensen with Salt Lake County. CM Whatcott said Martin Jensen has indicated that not all of the County's current cricket space is being used.

Council Member Shelton said in SB136, there is a process that makes the quarter of a quarter process public. He said the state government is also interested in how the cities are planning around their transportation corridors. He said the state will be basing funding for the cities on how we are planning those corridors.

Council Member Shelton said the gas tax is in play with SB136. City Attorney Loose said they would like to know the Council's direction to either ask the County to put it up for a vote or implement that tax. He said if the tax is not implemented by the County, the state will implement it. If the state implements it, the city won't get their local portion. Either way, the tax will be implemented.

Council Member Shelton said he met with the Senior Advisory Committee. They have seen a 30 percent increase in terms of meals served, programming used, transportation used, attendance at the banquet, etc. Council Member Harris asked if they could use the large room at the new public safety building for some of their activities?

CM Whatcott said there will be times that the room is available and can be scheduled. It is a multipurpose room. The priority will be for public safety training and city use, but they want to utilize those rooms as much as possible.

Mayor Ramsey said she attended the Jordan River Temple open house. She attended the Wasatch Front Regional Council meeting where the County announced that the city in conjunction with West Jordan received a \$90,000 grant for a project that they applied for. She said she presented the Jordan School District Outstanding Educator Awards. She said she judged the Bingham High School literature fair. She attended the Minerette showcase. She attended the ribbon cutting for the Red Wing store. She said she attended the Lincoln Day dinner, thanking Senator Hatch for his years of service. She said she had dinner with the farming and ranching families. They are passionate about protecting their land. She also noted the Ugadi New Year's celebration. She said she attended both school board meetings, she met with several residents, candidates, and students from Bingham High School. She will be meeting with Mayor McAdams next week to discuss several needs and issues; cricket is on that list.

Mayor Ramsey said the first city jobs video came out. They will do another one in June, and probably quarterly after that. She said she went to the Council of Mayor's meeting. She said the County Council would like a Resolution from each city expressing support from the cities to either implement the tax or to put it on the ballot. She said if they want the portion of the money designed to come to the cities, it needs to come through the County. She said she attended the Sewer Board meeting and Western Growth coalition. She has been to several meetings where SB 136 has been explained. She attended the local caucus night. She is looking forward to the ULCT conference. They discussed various meeting and socials planned for that event.

Mayor Ramsey said on April 12th, the Jordan School District is meeting to discuss what schools are doing regarding school safety. She said she is on the parent university committee. Council Member Harris said he would like an update after that meeting.

CM Whatcott asked if they want to have a continuation of today's closed meeting with just the city or with the parties that are involved? They know all the costs now. It was determined for CM Whatcott to set up a work meeting in June for just the City Council, dedicated to that issue.

Community Development Director Preece said they did a loan for a parking garage for SOJO station. That was paid in full in March. The developers are working on a second building, which may go as high as 10 stories. There is one business in South Jordan that they are trying to keep in the city that may move to that building.

City Attorney Loose asked if staff should prepare a Resolution to support the County implementing the gas tax and a Resolution for the County to put the issue on the ballot and then the City Council can decide which one they prefer? He said they need to decide by next meeting.

Council Member Shelton said he would like to get Council Member Zander's input on that issue.

City Attorney Loose said he would send the City Council a draft of each Resolution and then have the majority of the City Council decide which one they are in favor of.

Council Member Harris said if the tax is going to be mandated by the state, he would prefer that it not go through the voting process.

ADJOURNMENT

Council Member Marlor made a motion to adjourn. Council Member McGuire seconded the motion. The vote was 4-0 in favor.

The April 3, 2018 City Council meeting adjourned at 8:55 p.m.

This is a true and correct copy of the April 3, 2018 City Council, RDA & MBA Minutes, which were approved on April 18, 2018.

Anna M. West
South Jordan City Recorder

Waddup Council. My name is Brennan McCleary and I am a current resident of my parents house which lies in South Jordan City in the State of Utah. I am an avid fan of this dope city and I am siked to be meeting you beautiful people for the first time. Anyways onto the serious stuff

Council, I am in a pickle. Last month I was rippin around with some of my bros at Alta Ski Resort where I wrongfully got my season pass stripped away from me by Ski Patrol because I screwed up bigly. Ski patrol was super agro and suspended my season pass for an entire week. That week was probably the worst week of my existence and until I got my pass back, I was mega bummed that I couldn't shred with my homies. Instead of spending my week with my chillins, I was watching videos of my bois doing some of the steeziest pow slashin that I have seen in my entire life, while I was pouting and watching discovery channel solo dolo. Once ski patrol gave me my pass back, the head of ski patrol said, "We have you on our records Brennan and if something happens again, you will not be part of the Alta family anymore." Those words haunt me to this day. Being booted out of the Alta family would truly be a tragedy. I need to be a part of a family.

That is why I propose that Daybreak and the City of South Jordan Utah should create a bangin new ski resort located in Daybreak Utah. (Show Poster)

As you already know, Daybreak is a prime area for a ski resort. This rustic area contains the essence of pure beauty. The potential of this place becoming a tourist destination is imaginable. For example, (show picture) Vermillion park boasts a whopping 100 feet of elevation gain. Let me repeat. 100 feet of elevation that has not been utilized. I propose that we place a 6 person high speed chairlift in this area.

I was also thinking we could put a gondola or something on the island of Oquirrh Lake where we can have rail jams and pond skimming seshes during the spring time. We would totally get some sick footage that we could place on the interweb. I vision that after a stellar day of rippin in Daybreak, we could have a giant bonfire at the base of the park at night where you could crack open a cold one with your squad and vibe until the next morning when the process starts over again.

Council, Daybreak has been my shredding grounds for years now and I want to spread the stoke to the rest of the world so that we can all be one daybreak family. The question is council, can we start construction by the Fourth of July?

Attachment C
4-3-18 C.C.Mtg.





Attachment D
4-3-18 C.C.
MTH
10358 South 2940 West South Jordan Utah 84095

First off, id like to say that i am deeply honored to speak to the beloved council. 3 weeks ago i also got my pass pulled. I think the whole thing is a bunch of bogus. I have recently been looking to expand my horizons in skiing but have come up short. Thats why i am proposing that we put in a hi-speed 6 person chairlift in the middle of daybreak. Look, council, daybreak tourism department is totally lame. With this new chairlift we could have tons of people literally flocking to daybreak. Thats why i am also proposing that we bring the 2034 winter olympic games to daybreak. We could put all skiing and riding events on the chairlift and curling, skating and other activities on oquirrh lake. So, council, can we break ground by summer?

South Jordan City

Culinary Water Impact Fee Public Hearing 4/3/2018

Presented by
Matt Millis
Vice President, Zions Public Finance Inc.



Impact Fee Overview

- Zions Public Finance Inc. and Hansen Allen & Luce have worked with City staff to prepare the proposed impact fees
- City has complied with the 10-day noticing provision in the Impact Fees Act by placing copies of the IFFP, IFA, and proposed Ordinance in public places starting on March 23, 2018
- Impact fees are considered final and the Council can choose to adopt the fees as proposed or some fee that is lower
- A 90-day period must pass before the new fee can be imposed even if the fee is being reduced

Proposed Culinary Water Impact Fees

- Impact fees are assessed to new development to recoup costs of existing water projects and related bonding with capacity to accommodate growth
- The last impact fees were calculated prior to 2010 with a different set to legal requirements and projects
- The current impact fee is assessed only to the SJP area of the City but not to the KMS area as KMS has constructed their own facilities
- The proposed fee meets the State legal requirements for impact fees and is calculated using a current set of capital projects

Proposed Impact Fees

- The current impact fee of \$3,194 is based upon an analysis which includes costs and capital facilities plan that are not current
- The proposed impact fee is \$3,108 per ¾" and is based upon the size of the new water meter

Units of Measure	Equivalency	Water Impact Fee
¾" Meter	1.00	\$ 3,107.68
1" Meter	1.67	5,189.82
1.5" Meter	3.33	10,348.56
2" Meter	5.33	16,563.91
3" Meter	10.67	33,158.91
4" Meter	16.67	51,804.96
6" Meter	33.33	103,578.85
8" Meter	53.33	165,732.38

Conclusion

- The current impact fee of \$3,194 per ERU will likely decrease to about \$3,108 due to changes in projects, legal requirements, etc.
 - Fee was calculated according to the Impact Fees Act using improved CIP data, detailed existing project costs, and future demand projections
 - The required notices have been published and a 10-day noticing period has been completed
 - The impact fees can be adopted following this public noticing and hearing
-
- Questions?

1-Is the proposed increase in the Franchise Tax included in the proposed budget?

Increase in revenue due to half a percent increase (approx.. \$350,000) is not in the budget.

If so, where do we find the revenue and how has the revenue been earmarked for spending?

This revenue will be tracked and calculated and will be reflected in the final amended budget (May of 2019) and transferred to capital projects earmarked toward Public Works and Community Arts facilities)

2-If the proposed increase in the Franchise Tax is not included will we need to amend the budget at some point in the future?

Yes, to be part of the Final Amended Budget in May of 2019.

3-Page 132 of the proposed budget notes several revenue sources that I don't understand. Can you elaborate on these sources of revenue and further explain what they are? Those in question in my mind are: Recreation Revenue, Camp Revenue, Outside Organization Revenue.

These are all the revenues generated at the Fitness Center.

Recreation Revenues – All Fitness Center Programs

Camp Revenue – Off track camps

Outside Organization – Field Rentals (Bingham Baseball, etc.)

4-That same page of the budget notes capital expenditures of \$55,000. What are those expenditures?

1. Pool Slide Maintenance - \$20,000

2. Re-stain Lobby Area - \$20,000

3. Upgrade Soffit Lighting to LED - \$15,000

5-Page 153 of the proposed budget shows some expenditures that I would appreciate your clarifying a bit. \$150,000 capital Expenditure—what is this? \$35,229 of debt expenditure—What is this?

Capital Expenditures:

1. Heavy Duty Utility Cart - \$10,000

2. Fairway Mower - \$50,000

3. Parking Lot Seal - \$15,000

4. Batting Cage Net - \$17,000

5. Gate Replacement - \$10,000

6. Mini Golf Pond - \$48,000

Debt:

1. Golf Cart Lease - \$35,229

6-What is the budget for the Arts Council this year?

\$63,000

How does it compare to the budget for last year?

\$93,000 – \$30,000 was a one-time allocation for Arts Council Master Plan to be completed this year.

Where do we find the Arts Council Budget in the proposed budget?

It is part of the "Recreation and Event Program" Budget (pg. 78)