

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 15, 2019

Present: Mayor Dawn Ramsey, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Planning Director Steven Schaefermeyer, City Council Secretary MaryAnn Dean

Others: Attachment A

STUDY MEETING

Mayor Ramsey welcomed everyone present. She noted that Council Member Zander will be arriving late, and Council Member Harris was not present this evening.

A. **Invocation:** *By CFO, Sunil Naidu*

CFO Naidu offered the invocation.

B. **Mayor and Council Coordination**

Council Member Shelton said LPC is tomorrow, and part of the agenda is to learn the cities legislative priorities. He said for him, transportation funding is a big deal, and he does not want the city to be on the short end of the stick regarding tax reform. He also wants to protect the city's ability to govern themselves.

Council Member Marlor said protecting their right to govern land use authority is huge.

Mayor Ramsey said they need to determine their opinion on tax reform. She said she would like to be able to capture the inflation every year. It is an onerous process. They need to determine what is the best method for the city. They also need to get the support of ULCT.

Council Member Marlor expressed concern about unfunded mandates. They should expect the Legislature to let them know how the changes will affect the cities before the legislation is passed. If it is different for each city, they should know that too.

Council Member Zander arrived at this time.

Council Member Marlor said if the Legislature is going to change taxation, they need to incorporate the property tax inequity that is inherent in the current tax code.

Council Member Shelton asked staff to put together an outline with talking points to present at LPC.

Council Member McGuire said he talked to the HOA president for Rushton Meadows and expressed the same things that CM Whatcott has expressed. He said the group wants to feel heard and will continue pushing things. He said that he, Mayor Ramsey, and CM Whatcott will continue to talk to this group.

C. Discussion/Review of Regular Council Meeting

Mayor Ramsey indicated that she would introduce items G.1. and G.2.

Council Member Marlor indicated that he has received no negative comments regarding item J. He has had support from several residents.

The City Council reviewed item I. Public Works Director Rasmussen said this is an opportunity to do a project that will solve some issues in the Millerton area. They have a contractor already in the area and they can save some money by using that contractor. The plan is to reroute some storm water in the area where they have had problems with standing water. They have been working to resolve the issue for 3 years. They have been working with Rio Tinto on this issue. They feel this is something that will help resolve the issue in the area.

Council Member Zander asked if this is a joint project with the developer? Public Works Director Rasmussen said the city is responsible for the storm water. Council Member Zander asked if this was caused by a grading problem? Mr. Rasmussen said no. He said the problem could not have been anticipated. He said it effects at least a dozen or more homes.

Mayor Ramsey reiterated that they will be able to save 20 percent because they are able to use existing crews in the area, while 10200 South is open.

D. Discussion Item: Land Fill (By Jaren Scott)

Jaren Scott, Trans-Jordan representative, reviewed a prepared presentation (Attachment B). He noted the power that is generated in the landfill. He also discussed Bay View, the landfill in Utah County; that landfill has a 100 year life.

Mr. Scott noted some parcels that are being used for dirt storage. When they are no longer needed for dirt storage, they will sell that property back to Daybreak.

It was noted that the existing dinosaur fence is installed because of the winds in the area, stirring up debris. When the landfill is closed, the dinosaur fence will be removed.

Mayor Ramsey asked how big is the buffer between the homes to be built and the landfill? Mr. Scott said 250 ft. at the base, 30 ft. tall. Daybreak will landscape their side of the berm.

Mayor Ramsey asked about the distance the future homes will be next to the berm? Rulon Dutson, Daybreak representative, said they are tilting the whole site. He said the berm won't be as abrupt as it appears. Mr. Scott said they want to be good neighbors.

Council Member Zander asked about the dirt pile areas. Mr. Scott said when the lease expires, Daybreak will develop on that property. He reviewed details of the property purchase. He also noted another area that Daybreak has rights to purchase.

Mr. Dutson noted an area that they could develop light industrial or manufacturing. It will have the berm in front of it. It will be a compatible land use.

Mr. Scott said they have no intentions of expanding the landfill. He reviewed where the trash will be located and where the dirt fill will be located. He reiterated that when the TransJordan transfer station site is done, it will take some load off the roads and reduce tonnage going to the landfill. He said if they haul trash to Bay View, it would mean a moderate rate increase for a longer period of time. If they keep all the trash going to TransJordan, it will be a lower cost for 12 years, and then a sharp increase.

Mr. Scott said the message that they have received from the city is to get TransJordan full and done.

Council Member Marlor asked if they will see the transfer station with the berm? Mr. Scott said he does not believe so. They will work on the design with Daybreak.

Mayor Ramsey said she appreciates that the trucks will use Old Bingham Highway, not 11800 South.

Council Member Shelton said TransJordan should explore the idea of purchasing land on Mountain View, rather than U-111.

CM Whatcott said he would like the chipping plant operation done in 12 years.

They discussed green waste. Mr. Scott said green waste is good for power production. Separating the green waste is a service to the residents and saves room in the landfill.

Mayor Ramsey said she receives complaints from the smell of green waste. Mr. Scott asked that those complaints be sent to the landfill. He said many times the smell is from ET Technology or Dannon, not the landfill.

Mr. Scott said their estimated close time for the landfill is 12 years. They have 6 million tons of airspace available.

CM Whatcott said they want a date that the landfill will be closed. They have residents that will be living there in 3-5 years.

Craig Hall, Attorney for TransJordan, said they have written into the agreement that they will meet with Kennecott on a regular basis (annually) and review where they are. He said they have 6 other entities and this affects them economically. They are trying to balance everyone's interests. The plan is that the landfill will close in 12.5 years, based on 3 percent growth per year.

Mr. Scott said he can only control what comes across the scale. They will fill it up as fast as they can.

CM Whatcott said TransJordan is expanding by adding a transfer station. In exchange, they want a deadline when the landfill will be done. Mr. Scott said maybe they can let the green waste go away. If there is a recession, they won't be able to fill the landfill as outlined. He said they will be transparent with the city.

CM Whatcott said when the Daybreak housing is built, they will have a conflict. Mr. Scott said they will be good neighbors. It was noted that Sandy will have a transfer station, but the waste will still come to TransJordan.

Mayor Ramsey said it was noted that TransJordan and Daybreak will be meeting annually. She said they also need to be communicating with the City. Mr. Hall said they promised CM Whatcott that they would meet with the city annually, or as frequently as the city administration wants. They want to be transparent.

Mayor Ramsey said they are concerned about the Daybreak growth next to the landfill. It will still be an active landfill for 7 years past the time that the homes will be built (in 2024-2025).

Mr. Dutson said they will work with TransJordan to make sure their plan comes together efficiently.

Mayor Ramsey said she is concerned that they won't be able to build nice homes next to an active landfill. She was told that there are expensive homes built next to Wasatch Integrated landfill.

It was reiterated that residents won't be able to see anything except the roof of the administration building at the landfill, and maybe some of the transfer station. Mr. Dutson said they are being sensitive to future residents.

Council Member Zander asked that the City Council be emailed pictures, including the Steven James renderings. She also asked for copies of pictures of the Wasatch Integrated facility and the adjacent homes that were built next to that.

E. Discussion Item: Recycling *(By Public Works Director, Jason Rasmussen)*

Public Works Director Jason Rasmussen reviewed a prepared presentation on recycling (Attachment C). He said there is no change in rates proposed. It was noted that Draper City is contracting for \$90 a ton for recycling.

ADJOURNMENT

Council Member McGuire made a motion to adjourn. Council Member Shelton seconded the motion. The vote was 4-0 in favor, with Council Member Harris absent.

This is a true and correct copy of the October 15, 2019 City Council Study Meeting Minutes, which were approved on November 19, 2019.

Anna M. West

South Jordan City Recorder



Trans-Jordan Cities



TRANS-JORDAN BACKGROUND

- Formed in 1958
 - South Jordan Joined 1996
 - Joined approx. when SJ Annexed Property
 - Member / Owner Cities
 - Draper, Midvale, Murray, Riverton, Sandy, South Jordan, West Jordan
 - Landfill Gas to Energy project on-line 2005
 - Partnership with Murray City & EDL
 - Power for approx. 4,000 homes
- 
- A large yellow CAT landfill compactor is shown in operation on a landfill site. The machine is positioned on a large pile of dark, compacted waste material. The background shows a hazy, overcast sky and distant hills. The overall scene is in a muted, greyish-green color palette, typical of a presentation slide background.

TRANS-JORDAN TODAY

- Serve Approximately 500,000+ residents and commercial entities for the south half of Salt Lake County
- 385,000 Tons of MSW Landfilled FY 18-19
 - South Jordan Curbside & City Trucks = 31,178 tons of MSW
 - South Jordan paid \$505,000 based on member tipping rate of \$16.00 per ton
 - 2nd Lowest tipping fee in the Nation for a Subtitle D (Lined) Landfill
 - 28,735 residential / commercial visits originating in South Jordan

TRANS-JORDAN FUTURE

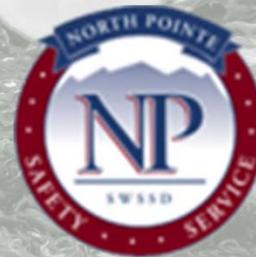
- 6 million tons of available airspace at Trans-Jordan
 - Approximately 12.5 Years* Landfill Life Remaining with current economy projections (3% annual growth)
 - *Required to oversee and maintain during 30 year POST closure
- 
- A large yellow CAT bulldozer is shown in the background, operating on a landfill site. The bulldozer is pushing a large pile of waste, which appears to be a mix of plastic and other debris. The scene is set in a hilly, arid landscape under a clear sky. The bulldozer has "CAT" written on its side, and the number "320" is visible on the front. The overall image has a slightly faded, semi-transparent appearance, allowing the text to be overlaid clearly.



Remaining Landfill Cells

TRANS-JORDAN FUTURE

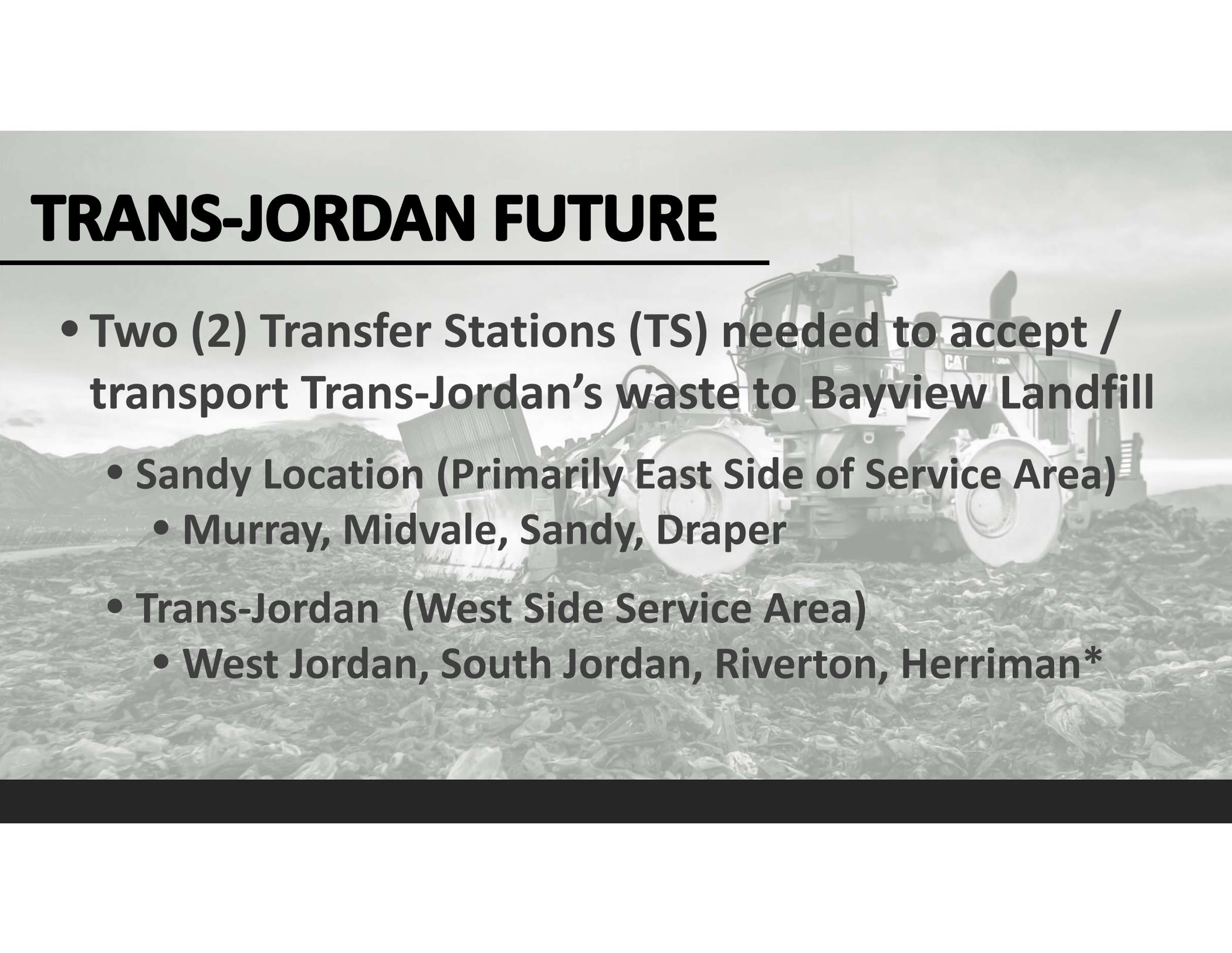
- Co-purchased Bayview Landfill (Utah County) to secure long-term disposal for 100+ Years
 - Will service approximately 2 million residents
 - \$10.50 per ton member tipping fee (Lowest in the Nation)





Bayview Landfill

TRANS-JORDAN FUTURE

- Two (2) Transfer Stations (TS) needed to accept / transport Trans-Jordan's waste to Bayview Landfill
 - Sandy Location (Primarily East Side of Service Area)
 - Murray, Midvale, Sandy, Draper
 - Trans-Jordan (West Side Service Area)
 - West Jordan, South Jordan, Riverton, Herriman*
- 

SANDY CITY TS SITE

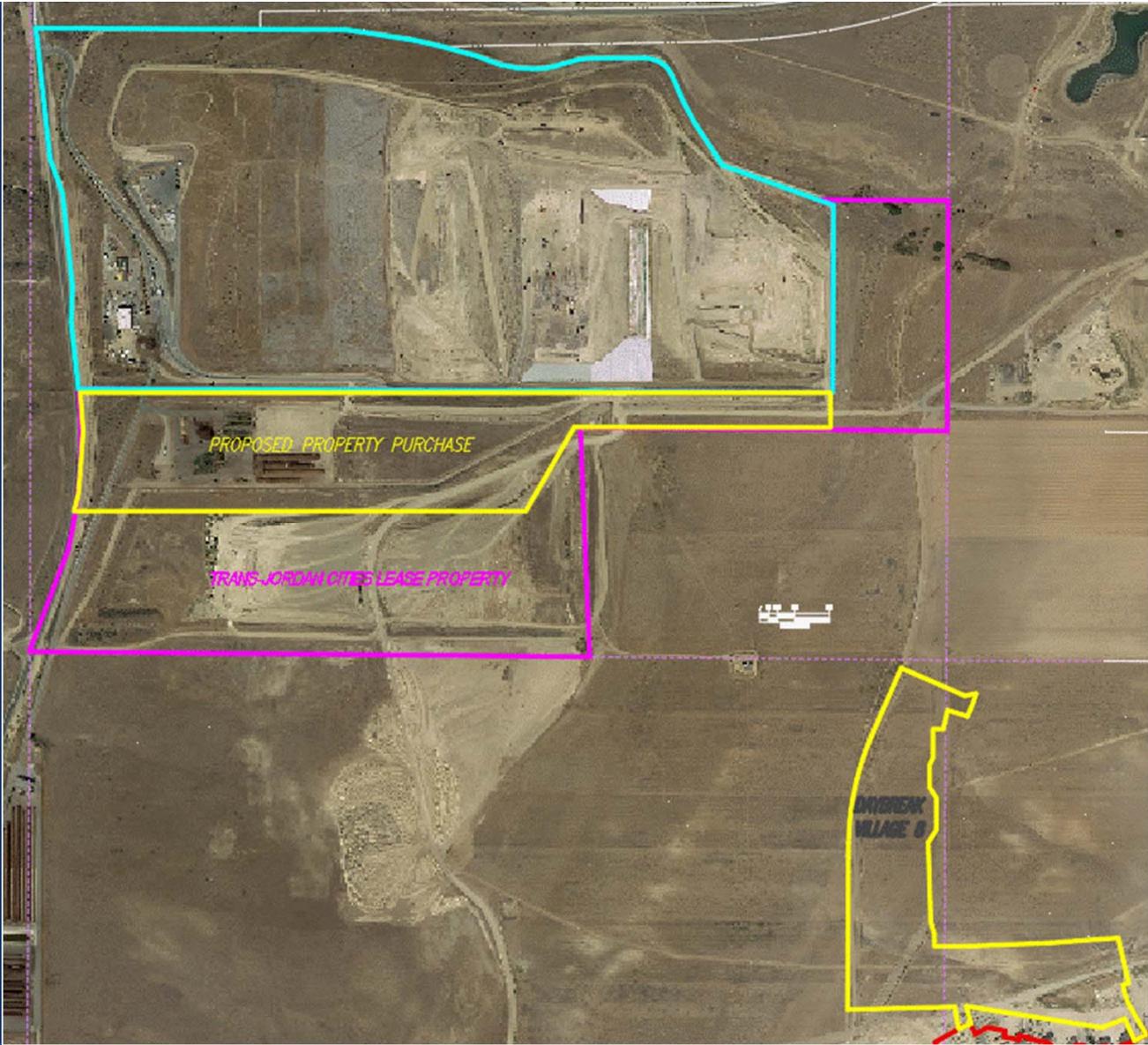
- Currently negotiating to purchase 3 acres of property from Sandy Suburban Improvement District (SSID) outlined in Red
- Sandy City providing property outlined in yellow



SANDY CITY TS BREAKDOWN

- **Forecasted Opening Date 2024**
- **Anticipated Stats of Sandy City Transfer Station**
 - **Incoming Tonnage: 200,000 Tons Per Year**
 - **Commercial Inbound Loads: 150 Trucks Per Day**
 - **Residential Loads (Saturdays): 400 Vehicles**
 - **Transfer Loads (Outbound): 27 Trucks**
- **Partnerships with Sandy City and SLCoHD**
 - **Household Hazardous Waste Facility – Operated by SLCoHD**
 - **Residential Recycling Drop-Off Location – Operated by TJ**

Proposed Daybreak Property Purchase



TRANS-JORDAN PURCHASE

- Reasons for Purchasing 50 acres of current 100+ acres leased area
 - Provides area for dirt storage to finish out remaining landfill space
 - Provides area for needed Transfer Station
 - Provides a buffer area and proper berm design to transition from residential to landfill on south border
 - Necessity for longterm oversight of the landfill (30 years after official “closing”)

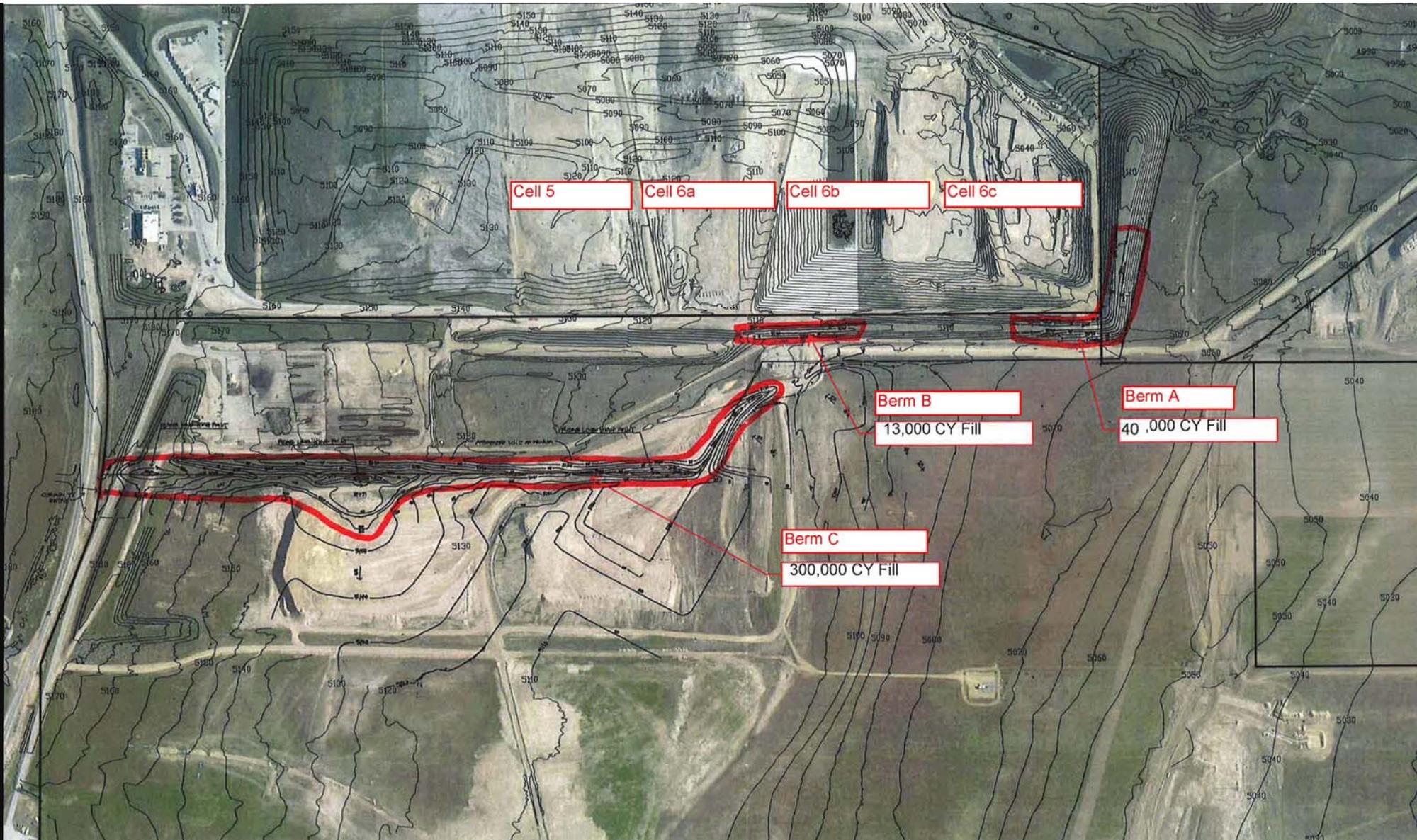
TRANS-JORDAN PURCHASE

- **Details of Purchase**
 - **Lease expires in 2021**
 - **Lease extended during joint removal of south dirt stockpiles (Soil Management Plan)**
 - **Purchase 50 acres with Daybreak designed berm plan to be constructed and completed by TJ**
 - **Daybreak will review and consult on future site changes**

DAYBREAK
VILLAGE 8

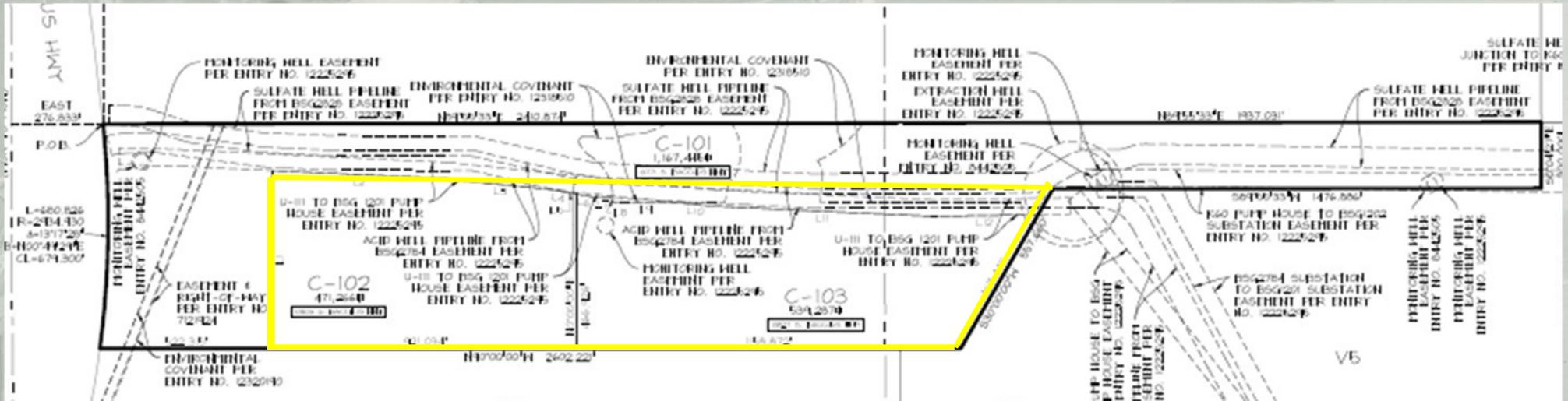


Daybreak Berm Grading Concepts



TRANS-JORDAN PURCHASE

- Details of Purchase Continued
 - Daybreak has Right of Reacquisition of parcel C-102 and C-103



TRANS-JORDAN PURCHASE

- **Results of Negotiations with Daybreak**
 - **Positive negotiations have resulted in open dialogue on transition area between landfill and Daybreak / South Jordan residents**
 - **Best final product for all parties involved**
 - **Streamlined operational area near U-111 for future use of the TJ site**

DAYBREAK
VILLAGE 8



TRANS-JORDAN PURCHASE

- **Benefits to SJ Residents**
 - Continued access to environmentally sustainable solid waste disposal
 - Continuous revenue for South Jordan City to deal with impacts from continued operations
 - For maintenance of roads
 - Etc.



DAYBREAK
VILLAGE 8

Current Operational Footprint



PCC
ACTIVITY AREA
= 5 ACRES

OPERATION
ACTIVITY AREA
= 6 ACRES

LANDFILL ACTIVITY
AREA = 131 ACRES

GREEN WASTE
ACTIVITY AREA = 10 ACRES

TJ Final Operational Footprint



TRANSFER
STATION
ACTIVITY AREA
= 6 ACRES

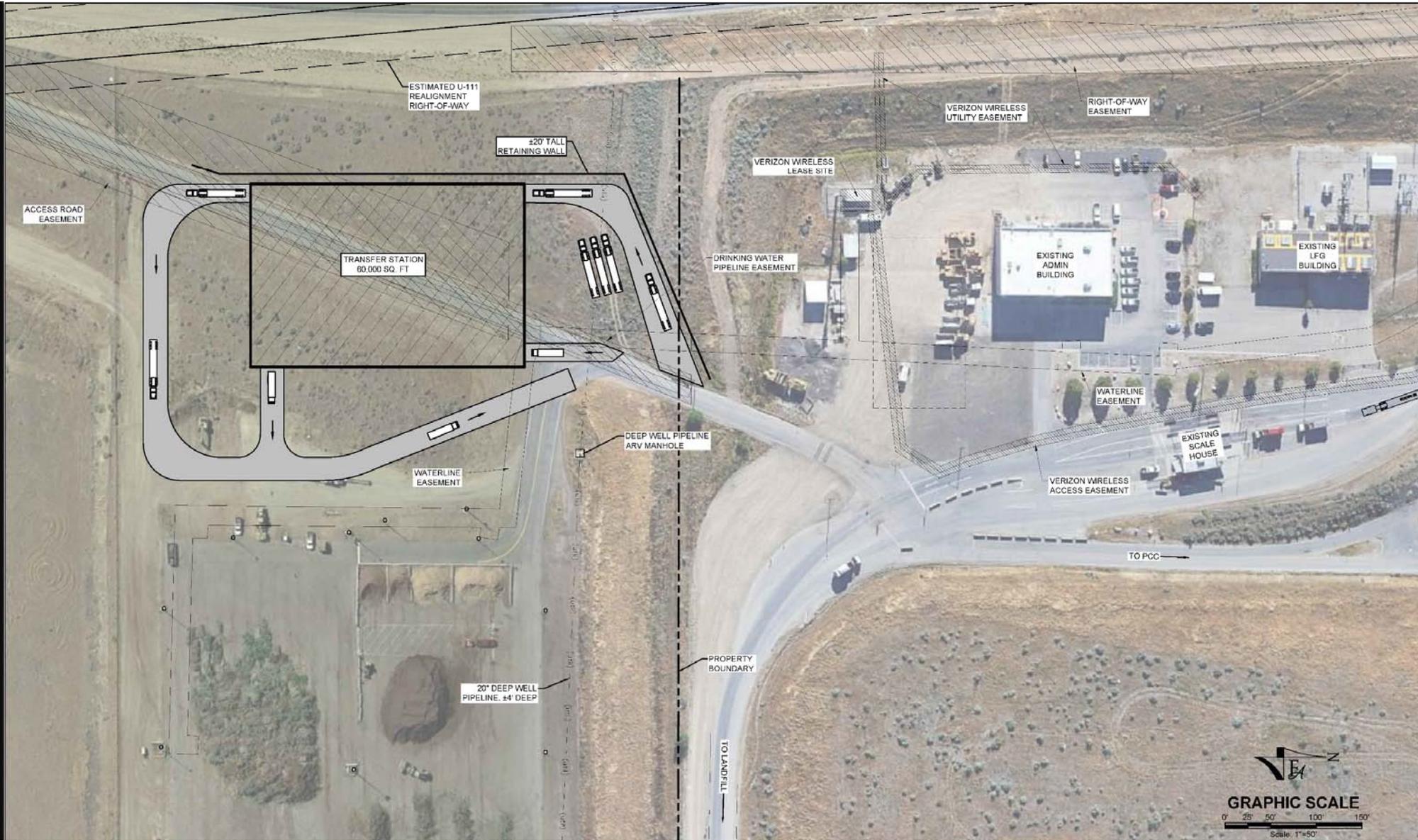
OPERATION
ACTIVITY AREA
= 6 ACRES

PCC
ACTIVITY AREA
= 5 ACRES

TRANS-JORDAN TS SITE

- **Anticipated Stats of Trans-Jordan Transfer Station**
 - **Incoming Tonnage: 200,000 Tons Per Year**
 - **Commercial Inbound Loads: 150 Trucks Per Day**
 - **Transfer Loads (Outbound): 27 Trucks**
- **Continued PCC (Public Convivence Center) Operations**
 - **Residential Loads (Saturdays): 400 Vehicles**
 - **Keeps residents primarily out of Transfer Station**
 - **Household Hazardous Waste Facility**
 - **Residential Recycling Drop-Off Location**

Transfer Station Siting



Factoria Transfer Station



TRANS-JORDAN TS BREAKDOWN

- **Anticipated Opening Date**
 - **If Sandy City TS Waste transferred to Bayview**
 - **Anticipated Date 2043**
 - **Pros / Cons**
 - **Keeps tipping rates moderate for a longer period of time**
 - **Keeps landfill open twice as long**

TRANS-JORDAN TS BREAKDOWN

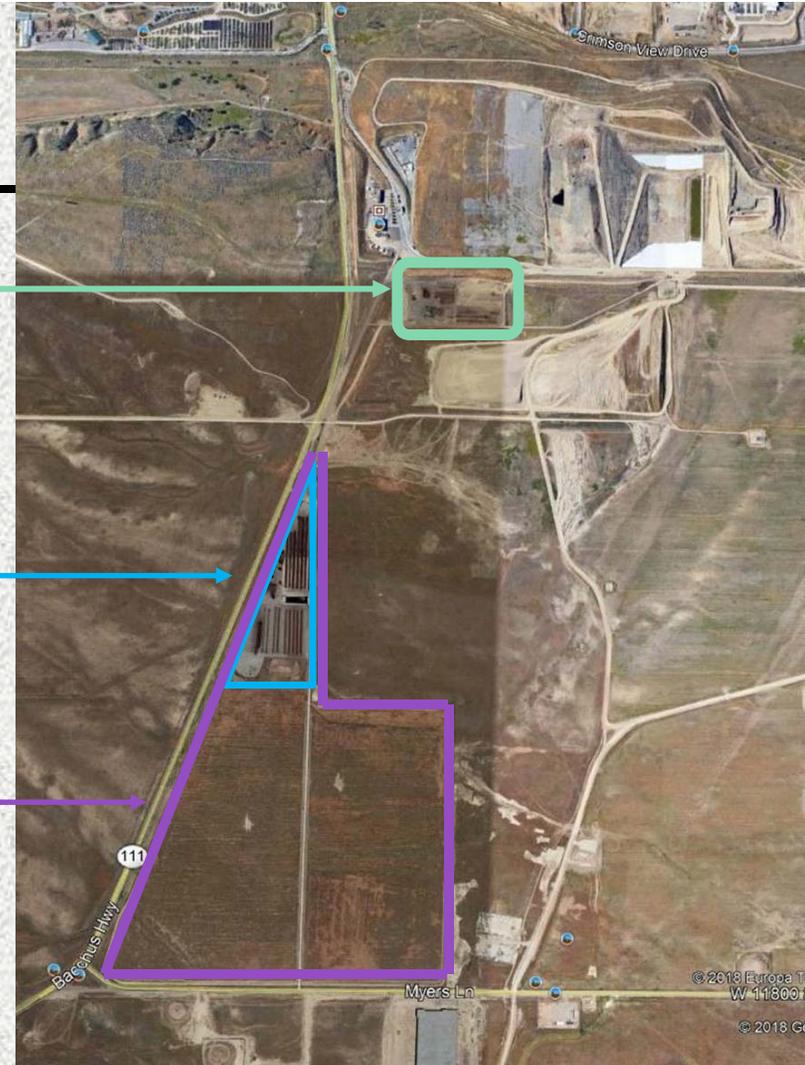
- **Anticipated Opening Date**
 - **If all waste comes to TJ (no transfer to Bayview from Sandy TS)**
 - **Anticipated Date 2031**
 - **Pros / Cons**
 - **Tipping rates climb very quickly to accommodate early closure of the landfill**

TRANS-JORDAN TS BREAKDOWN

- **Odor Control Design and Implementation Plans**
- **Traffic Control / Design to ensure optimal flow of incoming and outgoing traffic**
- **Vector Control**
 - **Good Operations, Housekeeping, and Outside Resources**
- **Noise Control**
- **Architecture / Aesthetics designed to be pleasing and compliment the area**
- **TJ will go through regular approval channels with SJ**

TJ GREEN WASTE FUTURE

- Green Waste dropped off and chipped in the green area
- Green Waste is composted on property leased from South Valley Water Reclamation Facility
- SVWRF property future unknown
 - Per Lee Rawlings, EPA has a hold on property and studies are being completed



TJ GREEN WASTE FUTURE

- No intention of moving composting operations onto new purchased property
- Future Options for Green Waste
 - Landfill Green Waste, good for Landfill Gas Production
 - Possible joint GW Operation Opportunity with NUERA



A large Caterpillar bulldozer is shown in a landfill, pushing a large pile of trash. The bulldozer is positioned in the center-right of the frame, facing left. The ground is covered in a thick layer of discarded plastic and other debris. In the background, there are mountains under a cloudy sky. The word "Questions?" is written in a large, bold, black font across the middle of the image, partially overlapping the bulldozer and the trash.

Questions?

TJ Timeline for Excavation, Hauling, and Covering**

Project Description	Amount in Cubic	Possible project	Time to Complete	**Note-These are estimations and could become delayed with breakdowns, etc																			
				Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21		
Build Berm A	40,000	Dec-19	2																				
Build Berm B	13,000	Feb-20	1																				
Build Berm C	300,000	Mar-20	16																				
Cover Cell 5	43,000	Jun-20	2.5																				
Floor Cell 6b	19,000	Sep-20	1																				
Cover Cell 6a	43,000	May-21	2.5																				
Floor Cell 6c	22,000	May-24	1.5																				
Excavating Stockpiles For Daily Cover		na																					
				Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22		
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Excavating Stockpiles For Daily Cover		na																					

**Worse-case-scenario----Date at which TJ could have the 750,000 yards in the "Kennecott" stockpiles moved if TJ had to do it without help or assistance

RECYCLING UPDATE

October 15, 2019

STATE OF RECYCLING

What's actually being recycled?

- Plastic Bottles
- Cardboard
- Aluminum & Other Metal Cans



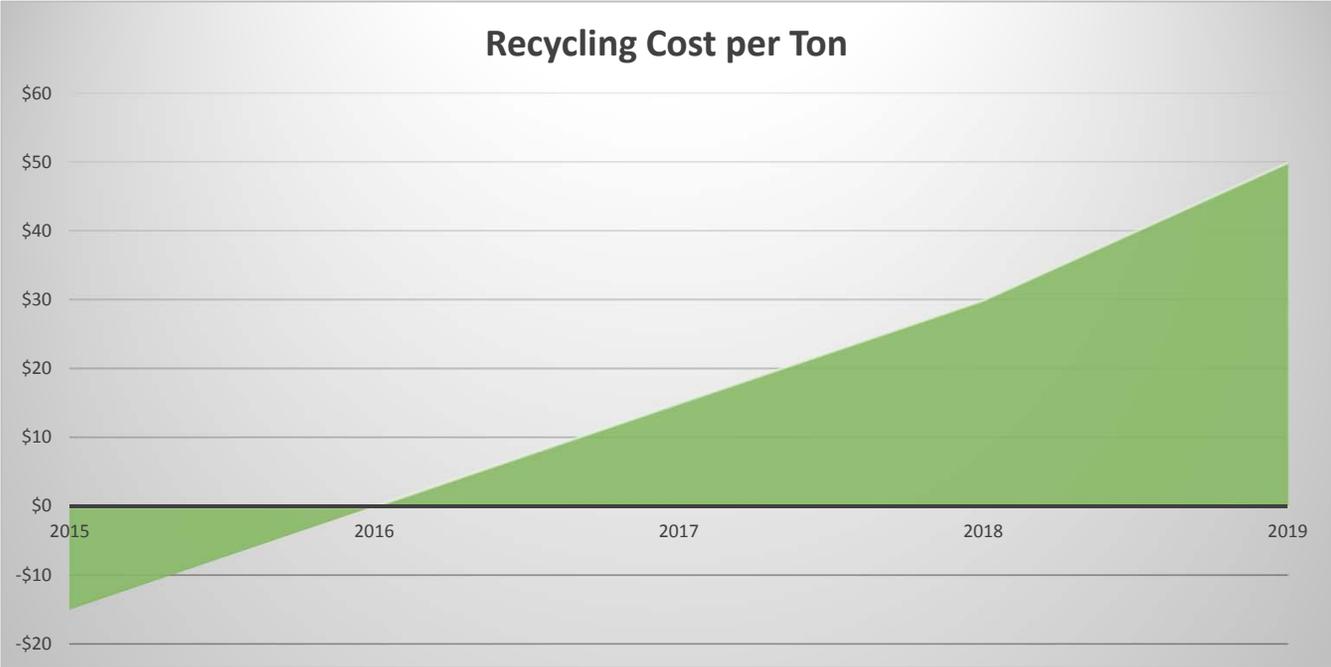
STATE OF RECYCLING

Cost of Recycling?

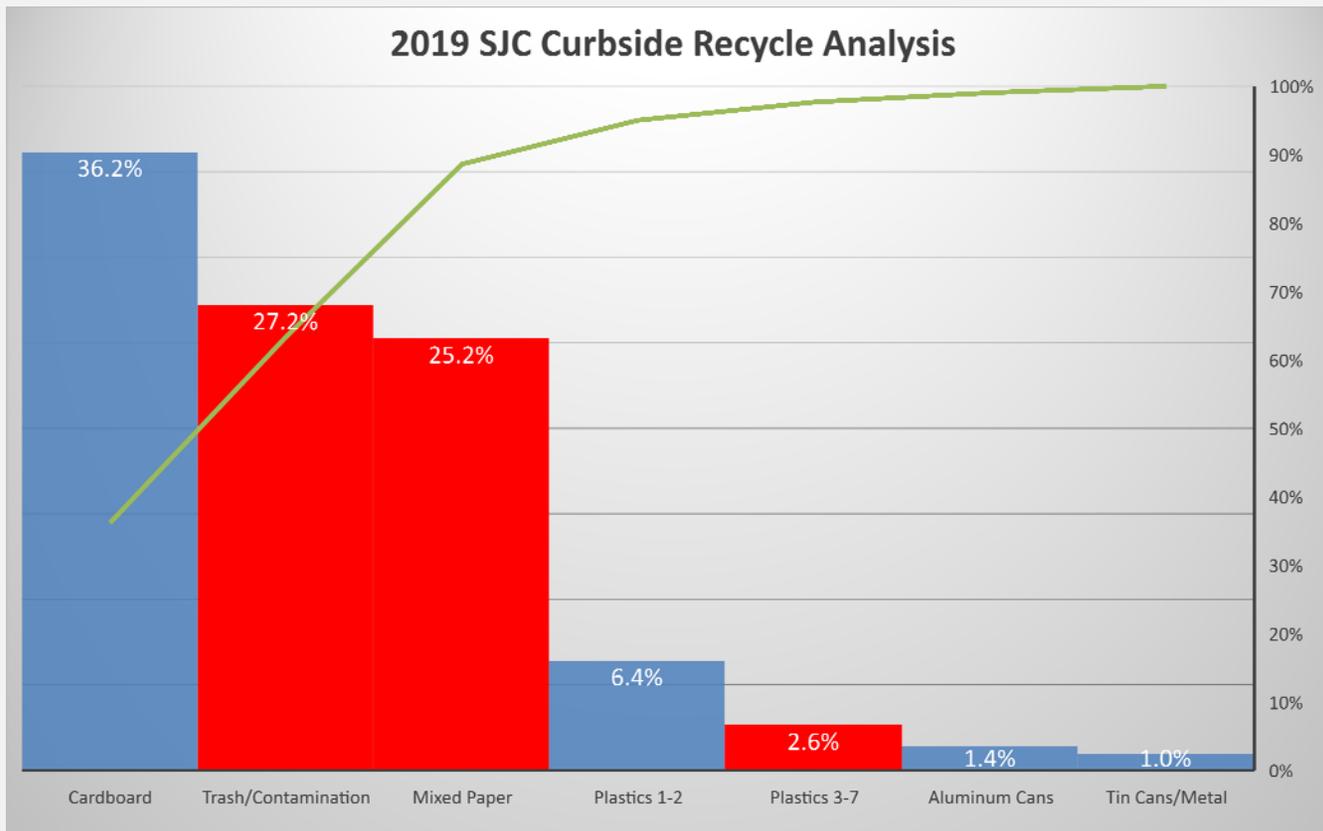
- \$50+/ton to recycle facility
- Vs.
- \$16/ton to landfill



STATE OF RECYCLING



STATE OF RECYCLING



STATE OF RECYCLING

- Public Education
 - Update City website with what's acceptable to recycle
 - Send this list out through multiple channels
 - Social Media
 - Newsletter
 - New resident packet
 - Postcard
 - Provide list of alternative locations for mixed paper recycling



BIG 3

CORRUGATED CARDBOARD:



This includes any size material consisting of a fluted corrugated sheet, like shipping boxes & packing boxes. Flatten all boxes and remove packaging including Styrofoam, peanuts, bubble wrap and plastic liners. **Do NOT** put paperboard (cereal boxes, shoe boxes), newsprint or junk mail in the curbside recycling bin. Drop off locations have been provided at elementary schools throughout your city.

PLASTIC BOTTLES AND JUGS WITH A NECK:



Rinse out any residue. All other plastic material is considered trash. Ignore the numbers, as they don't indicate if something is recyclable. **Do NOT** put plastic bags, yogurt, take-out containers, packaging, Styrofoam, hosing, toys, furniture, or other plastic items in the curbside recycling bin.

METAL FOOD AND BEVERAGE CANS:



This includes all food and beverage cans made from aluminum or steel. Rinse out any residue. **Do NOT** put metal hangers, cooking pots and pans, or other scrap metal like foil and pie plates in the curbside recycling bin.

Have you heard? Recycling has changed in South Jordan



JUST FOCUS ON THE **BIG 3** & PLACE ONLY THESE ITEMS IN YOUR BIN.

1



CORRUGATED
CARDBOARD

Flattened

2



PLASTIC BOTTLES
& JUGS WITH NECKS

Emptied & Rinsed

3



METAL FOOD &
BEVERAGE CANS

All other items **do not** belong in your recycling bin.



Be Bright,
Recycle Right

SOUTH JORDAN



www.sjc.utah.gov

paper, newspaper, junk mail, cereal boxes & glass are accepted at a drop-off bin near you. Visit www.transjordan.org for a full list.