

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

February 6, 2024

Present: Mayor Dawn R. Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, Council Member Kathie Johnson, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Director of Public Works Raymond Garrison, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Deputy Police Chief Rob Hansen, Communications Manager Rachael Van Cleave, Senior Systems Administrator Phill Brown, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Planning Commissioner Michele Hollist, City Commerce Executive Assistant Ambra Katwyk

Absent:

Others: Sam Bishop, Ray Wimmer, Fred Philpot

4:52 P.M.
STUDY MEETING

A. Welcome, Roll Call, and Introduction: *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By Council Member, Jason McGuire*

Council Member McGuire offered the invocation.

C. Mayor and Council Coordination

Mayor Ramsey asked the council for any suggestions on additional invitees to the State of the City Address.

D. Discussion/Review of Regular Council Meeting

Presentation Items:

Chinese New Year's Celebration

South Jordan Art's Council annual update

Action Items:

Resolution R2024-11, Amending the South Jordan Fee Schedule.

Resolution R2024-14, Amending the South Jordan Art's Council Bylaws.

Resolution R2024-15, Authorizing an application to the United States Bureau of Reclamation for a matching grant for water conservation projects in the City and affirming the availability of matching city funds.

Resolution R2024-17, Appointing a representative to the South Valley Sewer District.

Public Hearing Item:

Ordinance 2024-04, Vacating a portion of Right-of-Way on the north side of Lake Avenue running east from Watercourse Road approximately 223 feet.

E. Presentation Items

E.1. Planning Commission member appointment. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer and the council discussed his visit to the Capitol to share suggestions on the Moderate Income Housing Plan city requirements, then introduced the two Planning Commission applicants, Ray Wimmer and Sam Bishop.

Ray Wimmer introduced himself, he has been a financial planner for the last 16 years and currently serves as a vice president over the Utah region, giving education to participants in 401K plans for companies here in Utah. Previously he was a Special Educator, working in a program for students who had dropped out of high school and wanted to come back to finish their diplomas. He was a Political Science Major and has an interest in this kind of thing, he just wants to help. He has had some friends and neighbors ask him to get involved but he has always been a little hesitant because there is always someone more qualified, but he agreed to do it. He was a foster kid growing up, and lived in a lot of different places, seeing a lot of things that work. He tends to do more listening, gathering feedback from the people around him, and he loves to learn. If he can help he also wants to do that, he wants to make the world a better place.

Council Member Shelton noted that he met Mr. Wimmer for the first time at the open house, and while he was not pleased with the idea of the project, he was very articulate and not rude at all. He has spoken with others about him as well, and all comments have been positive towards him.

Sam Bishop introduced himself, his father was in the Marine Core for 20 years and he moved around a lot. He sees the environment differently than many people because of his varied experiences. He served a mission in the UK where things are very different, and he lived in Japan for a while as a kid. He considered serving in the military but realized that he wasn't a good fit, but always looked up to the Marines. As citizens, we need to do our part and that's our duty. He has attended many of our city meetings because he has a lot of curiosity, which comes with the job of being an engineer. He started coming after Covid calmed down and it was wonderful to come and appreciate the council and staff's goodness; it was good for his soul.

Council Member McGuire thanked Mr. Bishop for his willingness to be involved and learn about the process. All of his interactions with him over the years have been positive, including his efforts with Bennion Gardner in regards to trail and open space improvements.

Council Member Zander thanked Mr. Bishop for his goodness as well, and for his attendance because he genuinely cares.

E.2. Public Safety Impact Fee Study and Business License Fee Study. *(By Director of Strategy & Budget, Don Tingey, Director of City Commerce, Brian Preece, & LYRB Vice President, Fred Philpot)*

Director Tingey gave a brief background of the process and introduced Mr. Philpot.

Fred Philpot reviewed his prepared presentation for the Public Safety Impact Fee Study (Attachment A).

Council Member Zander asked some clarifying questions regarding the calculations of square footage and whether the annexed land was included.

Mr. Philpot explained that this includes the annexed land and continued reviewing Attachment A.

Council Member Shelton asked if these fees were collected at building permit, and not assessed on land development.

Director Tingey confirmed that yes, the fee is assessed when they apply for their building permit and is calculated with any other fees at that time.

Mr. Philpot discussed the option for the development community to provide alternative data to what has been presented here tonight in terms of fee calculation.

Mayor Ramsey noted that in the past councils have opted to adopt lower impact fees while recognizing other avenues for filling that gap, and asked if filling that gap would essentially be done through raising taxes.

Manager Lewis explained that yes, they have to come up with a way to bring in that additional money and raising taxes is an option for that; however, with impact fees, those creating that impact are paying for the fees, rather than all residents in the city through a property tax raise.

Council Member McGuire asked if the school impact fees include the Resource Officers.

Mr. Philpot responded that no, that is not included in those calculations.

Council Member Zander asked about the disproportionate amount towards care facilities, and if those proposed fees account for additional injuries or services from those facilities.

Mr. Philpot responded that when the specific land uses are broken up in the next presentation, you can see that disproportionate effect on a per unit basis. However, these studies are only

counting volume, they are not looking at the purpose or intensity of those calls. He then moved on to review his prepared presentation on the Business License Fee Study (Attachment B).

Council Member Zander asked about whether Mr. Philpot had seen other communities incentivize businesses for lowering their service calls, noting that fees could go up if they don't take measures to lower calls, or offering lowered fees if they keep their calls at a certain level.

Mayor Ramsey, Council and staff discussed options and the council directed staff to go back and decide what makes sense in terms of new fees, as well as getting information on which businesses generate more revenue for the city, and what neighboring cities are doing so we can stay competitive in our licensing.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session

F.1. Discussion of the character, professional competence, or physical or mental health of an individual.

F.2. Discussion of the purchase, exchange or lease of real property.

RECESS EXECUTIVE CLOSED SESSION AND MOVE TO REGULAR CITY COUNCIL MEETING.

Council Member Zander motioned to recess the Executive Closed Session and return after the Regular City Council Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.

ADJOURN REGULAR CITY COUNCIL MEETING AND RETURN TO EXECUTIVE CLOSED SESSION.

Council Member Zander motioned to adjourn the February 6, 2024 City Council Meeting and return to Executive Closed Session. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN CITY COUNCIL STUDY MEETING.

Council Member McGuire motioned to adjourn the Executive Closed Session and return after the City Council Study Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

Council Member Shelton motioned to adjourn the February 6, 2024 City Council Study Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.

The February 6, 2024 City Council Study meeting adjourned at 10:13 p.m.

UNAPPROVED