

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 5, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Police Sergeant Adrian Montelongo, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Long-Range Planner Joe Moss, Graphic Design Content Coordinator Tyson Cole, Planning Commissioner Sam Bishop

Absent:

Other (Electronic) Attendance: BL ZGB, Brown & Seelye Attorneys

Other (In-Person) Attendance: Gary Howland, Laura Lewis, Giovanni Perez

6:30 P.M.
REGULAR 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, Kathie Johnson*

Council Member Johnson offered the invocation.

C. Pledge of Allegiance – *By Director of Recreation, Janell Payne*

Director of Recreation Payne led the audience in the Pledge of Allegiance.

D. Mayor and Council Reports:

Mayor Ramsey announced that the mayor and council reports would be skipped to allow attendees to participate in National Night Out Against Crime, which is taking place that evening in South Jordan. She emphasized the importance of community engagement and stated the meeting would proceed directly to the next agenda item to accommodate those wishing to attend.

E. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Jeff Rose (Resident) – He and his family have lived in South Jordan for 33 years. My City Representative is Council Member Kathy Johnson, thank you for allowing me time to speak at your meeting. My reason for being here today is to address a problem that exists in the South Jordan Police Department. I want to speak about what that problem is and a solution that would be beneficial to the department and for the residents here in South Jordan. On the morning of July 29, 2025, two South Jordan police officers knocked on our door. I was in the shower, so my wife, who works at home, had to answer the door. She asked why the officers were there, and they told her that it was to investigate a camera that was put in our backyard that was supposedly spying on my next-door neighbor. My wife had to get back to work, so she called me in, and I came to the officers. They said the same thing: they wanted to see the camera in our backyard. I said, "Okay, let's go take a look at it." We went outside, and my wife replied that any disputes over cameras needed to be addressed by the Salt Lake Third District Civil Court. The officers were persistent, so I took them into my backyard. They did not want to hear that. I then went to show them where my camera was. I don't know if you can see this, but this is a picture of what my camera is looking at, it's my garden area. I've had some recent vandalism there. I told them that the camera is 37 feet from my fence and is looking into my garden. It is not looking into my neighbor's yard. Why is this significant? I told them that this is a continual complaint that my neighbor makes about my security cameras. I assured them that the only reason I have the cameras was to prevent vandalism and that I was not interested in spying on him. Still, the officers were persistent. I then said, "Let's go into my backyard," and that's what I did. I said to the officer, "This is my camera here. I can show you what it's looking at, but I need a court order to do that. The Third District Civil Court must give me an order before I can show anyone exactly what the camera is recording." After the officers left, my wife, who was frustrated and in tears, commented that this visit put her job in jeopardy. She has many meetings during the day and cannot be disturbed by these types of distractions. Fortunately, she wasn't fired. She then asked me, "How can we stop this constant harassment from our neighbor?" Interestingly, the police report filed by these two officers stated; "This case is civil in nature and will be closed and retained for informational purposes only." Why am I concerned about this? This was the sixth time officers have come to my house. I feel that it is harassment toward my family and me. What I recommend is a protocol for the South Jordan Police Department to handle matters that are civil in nature, chronic, and only resolvable by a civil court. The department should at least be able to call in advance instead of just appearing on the doorstep, which I felt was wrong. There are many other details I could go into, but I do not have time. The main message I want to share is that my family and I feel harassed, and unfortunately, the South Jordan Police Department has inadvertently helped facilitate this harassment. If possible, I urge the City Council to consider helping the South Jordan Police Department implement a procedure that screens what constitutes an acute risk, acute, not chronic, necessitating two officers coming out. By the way, I calculated that thousands of dollars have been involved in these incidents. I am very qualified to perform a cost analysis, and this is one way to save money for South Jordan, by preventing unnecessary police visits. Thank you.

Mayor Ramsey thanked Mr. Rose and acknowledged his efforts, noting that he is working with City Attorney Ryan Loose.

Mr. Rose noted that City Attorney Ryan Loose has been very, very good to listen to things and has been able to coordinate some matters. There are some things I want, and I would ask him to coordinate a meeting with Deputy Chief Hansen. He added, "I think this could be addressed. I believe the South Jordan Police do a terrific job. The men and women put their lives on the line for us, and it's a thankless job. I have a lot of respect and admiration for those police officers who uphold the law. I wanted to say that, so I'm thankful for their efforts in protecting my family and me. "But right now, I'm not feeling too protected. Especially if my wife loses her job because of all of this, it's just, it's crazy. But anyway, it is what it is, and hopefully we can affect some change, because I really will work for that. I am going to be here for the Council. If you need anyone who can do cost analysis, I can do that very well. I'm just shy of a PhD in economics; I have an MBA with an emphasis in cost analysis and macroeconomics, and I have a bachelor's degree in economics, so I am qualified for that. "I reach out to the South Jordan City Council to offer any type of service you want me to do. I feel like I could help in many ways. Saving money is extremely important right now; being frivolous with our resources is not a good idea, just my opinion. But you've had a lot of that tonight, so thank you for bearing with me. This is my first experience in a City Council meeting. I hope it wasn't too terrible, my presentation, but I appreciate your efforts in making South Jordan great, and it is a great city. Thank you.

Vanessa Jaramillo (Resident) –Ultimately, I did send an email (Attachment A), and I received a response indicating that some of you here also received that email. I am here to ask that a traffic situation be addressed in that area. There are people speeding, going at least twice the speed limit, which is 35 miles per hour. "Ultimately, the road corridor from the west, up past the bike park and Highland Park, and also Kitty Hawk Road, going basically north and south just right west or east of the park, people are driving 70 miles per hour. There are dogs that are unleashed, playing with their owners in the park, and also children riding scooters, which is concerning. "I came out of the free movie last Friday, which I really enjoyed, and I got honked at, and they called the cops on me as a pedestrian. They were the ones speeding. "Ultimately, I would like some kind of mitigation. I am requesting maybe flashing lights, speed bumps, or bigger electronic signs so that people are aware of how fast they are going in a neighborhood that is meant to be walkable. That's ultimately my request."

Mayor Ramsey acknowledged receipt of the comment and noted the City is are working on it.

Mayor Ramsey closed the public comment portion of the meeting.

F. Action Items:

- F.1. Resolution R2025-34, Consideration of a resolution authorizing the issuance and sale by the City of not more than \$45,000,000 aggregate principal amount of Water Revenue Bonds, Series 2025; fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate

which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; delegating to certain officers of the City the authority to approve the final terms and provisions of the Bonds within the parameters set forth in the resolution; providing for the publication of a Notice of Public Hearing and Bonds to Be Issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a preliminary official statement, an official statement, a bond purchase agreement, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters. (By CFO, Sunil Naidu)

CFO Sunil Naidu presented the resolution authorizing the city to issue and sell a water revenue bond. He explained that this resolution is somewhat different from typical resolutions, as it establishes parameters for the bond issuance and delegates certain authorities to designated officials, including the mayor, city manager, and CFO. This delegation allows them to make time-sensitive decisions over the next two months regarding the bond, such as whether to pursue a private placement or competitive sale, hiring underwriters and rating agencies, and adjusting documentation as needed. The proposed bond is intended to raise \$45 million, with proceeds allocated for the construction of a water tank and a portion of the Public Works building. He outlined key parameters of the bond, including a maximum term of 31 years, a maximum interest rate of 6%, a minimum sale price of 97% of par, and a public hearing scheduled for September 2. He noted that the hearing would allow the public to provide input on the project, including potential impacts on the private sector. He emphasized that the resolution has been reviewed by the city's bond counsel, city attorney, city manager, and financial advisor, and that the final bond documentation will be extensively vetted to ensure the city's financial interests are protected. He also highlighted the importance of maintaining affordability of debt service and noted that a strong bond rating would influence the interest rate and marketability of the bonds. He concluded by recommending Council approval to proceed with the issuance process and offered to answer any questions.

Council Member Shelton asked when the city would be ready for the public hearing. CFO Naidu responded that if the Council approves the resolution today, it includes setting the public hearing for September 2 as part of the process.

Council Member Shelton asked for an estimated breakdown of the bond, specifically how much would be spent on the water tank versus the annex building remodel and the Public Works building. CFO Naidu responded that, based on preliminary estimates, between \$30 million and \$36 million of the bond would be spent on the water tank. He noted that the bid process has not yet closed. The remainder would be spent on the Public Works building.

Council Member Shelton asked, assuming everything goes as planned, when construction on the water tank is expected to begin. City Engineer Klavano responded that the project is currently out to bid, with the bidding period closing next week. Once awarded, the contractor will have a

two-year window to complete construction, allowing flexibility to achieve a better price and accommodate scheduling within that timeframe.

CFO Naidu noted that, as previously approved by the Council a month or two ago, the reimbursement resolution for the transmission line allows that portion of work to proceed at any time before the water tank construction begins. City Engineer Klavano added that the transmission line needs to be constructed sooner rather than later to coordinate with the new U-111 corridor. Completing it now ensures the city manages the work proactively rather than having future developers or projects dictate the timing.

Council Member Shelton asked how the city selects the trustee, underwriter, and bond counsel for the bond issuance and what the process is for making those decisions. CFO Naidu responded that the first step in selecting these parties is hiring the city's financial advisor, who works alongside bond counsel to represent the city's interests. Together, the advisor and himself evaluate potential underwriters. While underwriters primarily represent investor interests, existing relationships can be helpful in facilitating the process. If necessary, the city may put the underwriter selection out for competitive bid, depending on the circumstances, to determine what is best for the city. Council Member Shelton clarified that US Bank serves as the city's trustee, while the underwriter could be a different firm. CFO Naidu explained that the underwriter for the bond is Stifel, Nicolaus & Company. Regarding the trustee, he noted that US Bank was chosen for convenience and past experience, emphasizing that the ability to work well with the city matters in selecting a trustee, and that different trustees have been used in prior bond issuances.

City Attorney Ryan Loose explained that bond counsel is selected through a non-competitive process. The city consistently uses Randy Larson and his firm, Gilmore & Bell, which has handled all of the city's bond work for the past three to four years. He noted that the firm is very reliable and familiar with the city's operations.

Mayor McGuire clarified that the bonds under discussion will not result in a tax increase, as they are already accounted for within the city's water fund. CFO Naidu confirmed that is correct, noting that the bond payments are already incorporated into the water fund rates. He explained that the city evaluates its coverage by comparing revenues and expenses to determine how much surplus is available to cover debt service. Typically, investors prefer a coverage ratio of at least 1.25 times, and South Jordan currently has approximately twice that amount, indicating the city is well-positioned to meet debt service payments without affecting taxes.

Council Member McGuire motioned to approve Resolution R2025-34, Consideration of a resolution authorizing the issuance and sale by the City of not more than \$45,000,000 aggregate principal amount of Water Revenue Bonds, Series 2025; fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; delegating to certain officers of the City the authority to approve the final terms and provisions of the Bonds within the parameters set forth in the resolution; providing for the publication of a Notice of Public Hearing and Bonds to Be Issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a

preliminary official statement, an official statement, a bond purchase agreement, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey noted that the resolution passed, which will initiate the process toward issuing the bond, including a public hearing on September 2 and all other related steps. She emphasized that as the city continues to grow, additional infrastructure is necessary, including a new water tank, and that this project has been planned and budgeted for with current revenues for some time.

- F.2. Resolution R2025-43, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City for 10000 S. Jordan Gateway to I-15 overlay. (By Director of Engineering & City Engineer, Brad Klavano)

Director of Engineering & City Engineer Brad Klavano provided an overview of the Shields Lane project, noting that a contractor has already been awarded the work. The project includes milling and overlaying the travel lanes from 1300 West to Jordan Gateway, while the section from Jordan Gateway to I-15 will receive full milling and overlay. A portion of this section, from the railroad tracks to I-15, lies within Sandy City. After coordination with Sandy City, they agreed to pay their share of \$28,478 based on the bid, including any potential overruns. He noted this arrangement benefits both cities and the road itself, and he recommended approval of the resolution.

Council Member Harris motioned to approve Resolution R2025-43, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City for 10000 S. Jordan Gateway to I-15 overlay. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

G. Public Hearing Items:

- G.1. Resolution R2025-37, Authorizing an amendment to the South Jordan City Fee Schedule. (By Director of Engineering & City Engineer, Brad Klavano)

Director of Engineering & City Engineer Brad Klavano reviewed prepared presentation (Attachment B). He explained that at the May 6, 2025, City Council work session, Fred Philpott from LRB Financial Public Finance Advisors had presented the methodology for calculating development processing fees for planning, engineering, and building permits. The process involves a detailed program and process map for each fee, accounting for staff time and hourly rates to determine the appropriate fee. He noted that the proposed fees were intended to be included in the budget package, but some adjustments and additional fees were required, delaying their inclusion. The presentation included in the council packet shows current fees versus proposed fees, with most fees increasing to account for wage and cost increases since the last adjustment. He emphasized that the process was thoroughly explained in May and that the updated fees are intended to recoup the actual costs of processing development projects.

Mayor Ramsey open the public hearing for Resolution R2025-37. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton asked when the last time the development processing fees were updated. City Engineer Klavano responded that the last update to the development processing fees occurred in 2022. However, he clarified that the last comprehensive study using process maps was completed even earlier. He added that he and CFO Sunil Naidu have discussed the importance of updating the fees more regularly and plan to aim for a review every two to three years moving forward, rather than waiting as long as they did this time.

Council Member Shelton motioned to approve Resolution R2025-37, Authorizing an amendment to the South Jordan City Fee Schedule. Council Member Zander seconded the motion.

Roll Call Vote

Council Member Shelton - Yes
Council Member Zander - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.2. Zoning Ordinance 2025-05-Z, Rezoning property located at 9450 South Redwood Road in the City of South Jordan from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) Zone; Tina Franco, Howland Partners (Applicant). (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (attachment C). He explained this is a proposal and request to rezone from Professional Office (PO) to Agricultural (A-1). He noted that this is a downzone request, which is uncommon. He explained that the current land use designation is Stable Neighborhood, which aligns with the proposed zoning change, so a land use amendment is not required. The property has historically been used as both a residence and an office, the front portion functioning as an office building and the back portion as a residence. Since the business has relocated, the applicant is now seeking to rezone the entire parcel to A-1 to allow for full residential and agricultural use. He noted that the property is surrounded entirely by residential zoning, including A-1, RM-6, and R-2.5 designations, making the rezone consistent with the surrounding area. Staff sees no issues with the request and recommends approval of the rezone.

Gary Howland (Applicant) - Stated that he has lived at the location for approximately 27 years. When he originally purchased the property, it included a barn, which he later converted into an office. He explained that he is a developer and recently moved his business operations back to Murray, where he owns additional property. He referenced a project there where Best Buy and Barnes & Noble were demolished, and the site is now being developed into approximately 350 multifamily apartments, a project expected to take about five to seven years.

Mayor Ramsey open the public hearing for Zoning Ordinance 2025-05-Z.

Giovani Perez (Resident) - Expressed concern regarding the proposed downzoning of the property. He referenced a prior appearance at a Planning Commission meeting approximately two weeks ago, where he stated he did not feel he was treated appropriately. At that time, he posed a question about how the proposed zoning change might affect adjacent properties and future zoning applications. He was told that someone would follow up with an answer before the application proceeded, but he reported that no one contacted him. He reiterated his original questions, now with more specificity. First, he asked how the downzoning might impact future zoning applications from properties adjacent to the subject parcel. Second, he inquired about the potential impact to property values, noting that real estate data suggests zoning changes can influence value. He expressed disappointment that his initial questions were not addressed and emphasized his continued interest in understanding the long-term implications of the rezoning on neighboring parcels and property values.

Mayor Ramsey closed the public hearing.

Council Member Zander asked a clarifying question directed to staff regarding the city's verification process when an applicant claims they have ceased business operations at a property in order to request a downzone. Specifically, she inquired whether the City conducts any kind of follow-up or onsite inspection to confirm that all business activity has actually been removed from the property, or what the typical process is for verifying such a claim before approving a zoning change. Director Preece responded that he was not certain whether staff had gone out to verify the removal of the business from the property in this particular case. However, he noted that staff could certainly conduct a site visit if the council desired it. He added that the applicant, Mr. Howland, has worked with the city numerous times in the past, and staff has no reason to believe the business has not been moved as stated.

Council Member Zander asked whether downzoning the property to agricultural (A-1) would negatively impact neighboring properties. Director Preece responded that he does not believe the downzoning will negatively impact neighboring properties. He noted that removing commercial activity from the site could potentially increase property values, but based on his experience, the change is unlikely to have any significant effect on surrounding properties.

Council Member Zander asked about the city's criteria for agricultural zoning, specifically whether the designation requires keeping animals or a certain percentage of the land to be used for cultivation. Director Preece responded that no agricultural use is required for the rezoning. In this case, the request is simply to align the zoning with the existing residential use. He noted it is unusual for a property to have two zones, and while it is not problematic, the city prefers single-zone properties for simplicity. The property owner could have requested a different residential zoning for the entire lot, but they chose to return it to its previous zoning status.

Council Member Zander asked if anyone had personally visited the property, noting that from Google Maps it appears quite unique, with a tree-lined street leading into a large parking lot. Director Preece explained that Mr. Howland had previously described, and would be happy to share again, the residential plans for the various buildings on the property, including garages and other structures. Director Preece added that Mr. Perez who had spoken during the public hearing, had asked similar questions at the Planning Commission meeting but left before the public hearing concluded, so his concerns were not fully addressed. He stated that he does not believe the rezoning would negatively impact Mr. Perez's quality of life or property values in anyway.

Council Member Zander asked the applicant, Gary Howland, to clarify his plans for the property. She noted the large building and parking lot visible on Google Maps and expressed concern about how the property qualifies as agricultural. She asked Mr. Howland to provide more detail about what he intends to do with the property after the proposed rezoning.

Mr. Howland explained that when he purchased the property, the original 2,500-square-foot barn still existed, which had previously been used as an office with two wings containing three offices each. Those offices have since been vacated and relocated to Murray. He noted that the property originally functioned as a horse property, with riding areas in the back and a horse walker in front, which he has since asphalted and improved over time. He described the property as a personal oasis, highlighting features like a pool, ice cream machine, and a tennis/pickleball court. He stated he and his wife, married 23 years, have no intention of leaving the property, where they raised their children and host their grandchildren. Additionally, he mentioned his involvement in developing the nearby subdivisions, named after family members.

Council Member Zander inquired about the future use of a building on the property that was originally a barn. She noted that the barn had been expanded with additional wings for office space, which have since been vacated, and asked the applicant to clarify the intended purpose for the building moving forward. Mr. Howland responded that he most likely plans to apply for an accessory dwelling permit for the barn, allowing one of his children or grandchildren to live there temporarily, such as while attending school or college. He noted that all office spaces in the 2,500-square-foot barn have been removed, returning the structure to its original configuration.

Council Member Shelton motioned to approve Zoning Ordinance 2025-05-Z, Rezoning property located at 9450 South Redwood Road in the City of South Jordan from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) Zone; Tina Franco, Howland Partners (Applicant). Council Member Harris seconded the motion.

Roll Call Vote

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

Council Member Shelton noted that Mr. Perez had asked how this rezoning might impact his ability to apply for a change to his own property, seeking clarification on that concern. Director Preece responded that it would depend on the nature of the requested zoning; if the request aligns with the land use map, it should be feasible.

Council Member Shelton confirmed that the zoning change under discussion has no impact on an individual's ability to apply for a zoning change. He noted, however, that approval of any future request is a legislative decision for the City Council.

City Attorney Ryan Loose added that, from a legal standpoint, the situation would be no different than if the property owner had requested a zoning change prior to the current rezoning action.

G.3. Ordinance 2025-14, Fixing the compensation for the South Jordan City Recorder. (By CFO, Sunil Naidu)

CFO Sunil Naidu explained this is an ordinance to adjust the City Recorder's salary to account for a previously approved 1% increase for all employees, which had not been applied to the City Recorder's compensation. This adjustment ensures compliance with the statutory requirement to fix employee salaries by ordinance.

Mayor Ramsey open the public hearing for Ordinance 2025-14. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Zander motioned to approve Ordinance 2025-14, Fixing the compensation for the South Jordan City Recorder. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes
The motion passed with a vote of 5-0.

H. Staff Reports and Calendaring Items:

There were no staff reports.

Council Member McGuire motioned to adjourn the August 5, 2025 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The August 5, 2025 City Council Meeting adjourned at 7:28 p.m.