

CITY OF SOUTH JORDAN
CITY COUNCIL SPECIAL BUDGET MEETING #2
COUNCIL WORK ROOM
FEBRUARY 23, 2022

Present: Mayor Dawn Ramsey, Council Member Don Shelton, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Patrick Harris, Council Member Tamara Zander, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, Police Chief Jeff Carr, HR Director Theresa Cook, Assistant Controller Nick Greer, Director of Commerce Brian Preece, CFO Sunil Naidu, Director of Engineering Brad Klavano, Director of Public Works Jason Rasmussen, City Attorney Ryan Loose, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, Strategic Services Director Don Tingey, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun

Others: jbrooks, Sam Bishop, Jamie

5:00 P.M.

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

Mayor Ramsey welcomed everyone present to the meeting.

B. Invocation – *By Council Member Brad Marlor*

Council Member Marlor offered the invocation.

C. Discussion Items

C.1. Fiscal Year 2022-23 Budget

Strategic Services Director Don Tingey referred to Attachment A, our current Capital Improvement Projects (CIP) project list. When the Capital Improvement Program was started, they went through the five year plan and had their technical advisory CIP group add projects and prioritize them. CFO Sunil Naidu shared the amount for the budget, so they have re-prioritized those projects. Attachment A is the most current, re-prioritized version of the list. He continued to review Attachment A and addressed the City Council CIP project parking list. He appreciated Council Member McGuire's email earlier today, asking about the Southwest Regional Performing Arts Center. That is still on the list because it was there previously, but they do not have a financial obligation to that project.

Council Member Tamara Zander asked if they were approving these tonight, or if this list is just to show everyone what is on the parking lot list.

Director Tingey said they are not approving anything tonight, and the projects are not listed in any specific order. He moved on to the list of projects in Attachment A and talked about the Class C road funds and projects. Those projects are mostly pavement preservation, with some lane repair maintenance and streetlight replacement program projects; that streetlight replacement program has been on the list for a few years.

Director of Engineering Brad Klavano said they have \$800,000 in that fund for mill and overlay, some for chip seals and micro surfacing. They have discussed internally, and with City Manager Whatcott, that they will not do those projects this year and will roll that money over to next summer; they do not want to overlay roads before Google Fiber comes through to cut them up. They will wait until the summer of 2023, when Google Fiber installation is complete, to do a very large paving project.

Council Member Brad Marlor asked how much we really think Google will get done in that one year timeframe.

Director Klavano said he believes that, outside of Daybreak, they should be pretty much done within that year; they will go as fast as we will let them go.

Director Tingey said they will have multiple crews working in the city for installation. He hasn't seen their construction plan, Google Fiber said they might have that for us by mid-March.

Director Klavano said they do have to start pretty quickly on 9800 South, at one of the canals, because they want Google out of there by April 1.

Council Member Zander asked to be notified when the Google Fiber install starts so she can keep her constituents updated.

Manager Whatcott said they will pass on the information once the city gets the plan so the council can talk to constituents if they call.

Director Klavano said Google Fiber has already submitted for five permits, they are supposed to start April 15.

Director Tingey moved on in Attachment A to the Transportation Sales Tax Fund, they have been working on those projects over the past couple of years.

Director Klavano addressed the Harvest Pointe storm drain, the waterway near Nielsen's Frozen Custard. The city paid a betterment to UDOT to run the storm drain up there; now that we have the storm drain we can remove the waterway. That waterway will be taken out and the road repaved.

Director Tingey said the Harvest Pointe storm drain costs are shared with the Storm Drain Project Fund.

Director Klavano said they are also going to mill and overlay the intersection because the storm drain was run across and they don't want to leave the trench the way it is.

Director Tingey mentioned the Welby Trail extension, once the Harvest Pointe part of the project is done, they will have the entire Welby Trail connection from the north city limit to the south city limit.

Director Klavano said they have been working with West Jordan to take it to the north and connect it to Bingham Creek. In addition, Riverton has contacted him to let him know they are working on getting funds to do the same thing to the south.

Director Tingey said Riverton will take theirs all the way potentially in to Bluffdale. He moved on in Attachment A to talk about the Culinary Water Fund, a lot of these projects are the same ones everyone has seen in the past.

Mayor Ramsey said they are working very hard at the legislature to get the full requested appropriation to help cover around 70% of the costs for secondary water metering.

Assistant City Manager Dustin Lewis said we have installed meters on all of the pressurized secondary water connections. We do not have meters on the non-pressurized connections, they do not really have a meter that functions well for those yet.

Mayor Ramsey said there are many cities concerned about getting everything they need to comply with that new requirement, she is hopeful that we will be eligible for everything being offered. We really have led out on this, we are not one of the cities scrambling to get caught up.

Director of Public Works Jason Rasmussen said the majority of our connections, about 3400, are non-pressurized so this wouldn't apply.

The council and staff had a general discussion about meters being required for non-pressurized versus pressurized meters.

Director Tingey moved on in Attachment A to the Mulligan's Fund, projects from the Mulligan's Master Plan.

Council Member McGuire asked where they are relocating the batting cages.

Administrative Services Director Spencer Kyle said they have done a preliminary site plan, and they believe they know where they can move it but they need to spec out the actual batting cages first. This came off of a master plan from a few years ago, but with the new Mulligan's business manager they will probably re-evaluate and re-prioritize the projects based on what he has seen. Right now, the preliminary plan would be to move them further to the east, closer to the shop.

Council Member Zander said that would make the front look much nicer and cleaner, then asked what would go in their place.

Director Kyle said that's something they're working out right now, when they have more concrete plans they will bring those to the council.

Director Tingey moved on to Park Impact Fee projects in Attachment A, he said it is time to update the park impact fee and that would require updating the master plan and then doing an updated IFFP and IFFA as those are the top two projects. In light of the discussion with trails, they have established a Southwest Trail Committee with all the local jurisdictions, as well as Salt Lake County, and they meet monthly. They want to look at doing a Trails Master Plan that would integrate all our trails, including those on the canals. The McKee Farms project listed is a scheduled obligation. Council Member McGuire had asked about the mountain bike park project previously, Director Tingey said that will be just below South Point Court, where there is a trail connection out of that neighborhood on the west side of Bangerter.

Council Member Zander asked if this mountain bike track is still needed with Bingham Regional Park coming on and the Daybreak bike track.

Director Tingey said this was proposed before those projects had been designed and developed. The mountain bike teams in the area had been asking for skill courses, and it was identified in

some of the discussions with the high schools that they would like to see them right off a trail and in a currently undeveloped area.

Council Member McGuire said he spoke with Manager Whatcott about this, one of the benefits for this specific mountain bike track is that it makes use of the retention/detention basin; we can't really put anything there, but we can activate the space with an amenity.

Director Tingey said this track is just off a current trail, so it can be accessed from the current bike trails.

ACM Lewis said this is a fast growing sport in the high schools.

Director Tingey said the intention was that it can be accessed from any trail, as the Oquirrh Trail connects to all the Daybreak Trails, and it would be the east side connection to the Daybreak "spoke."

Council Member McGuire said they can't really account for the Daybreak amenities because they are privately run by the HOA.

Council Member Marlor asked if there is any chance for any of these parks, including the mountain bike track, to qualify for some federal money.

Director Tingey said the Outdoor Recreation Grant would be available, in fact we got a grant from them to do the one in Bingham Creek Park.

Council Member Marlor was hoping we could defer some of those expenses and use that money somewhere else if possible.

Council Member Zander said if we are going to do a citywide trails master plan and this mountain bike park, one of the big successes is not just installation, but communication. We have to get the message out, make sure residents know these things are there, especially if we connect regionally; she wants everyone to know what we've done and get them accessing these amenities.

Mayor Ramsey asked if the citywide trails master plan or the mountain bike park development are projects that could potentially receive grants from the Active Transportation Funds through WFRC.

Director Tingey said the Trail Master Plan and any regional trail development would qualify for those funds.

Mayor Ramsey said there will be a significant investment from the legislature in active transportation planning and funding; they just proposed \$46 million to Representative Schultz for this. They also know that, through the infrastructure law, money that comes to the state will be available too.

Director Klavano said we have been getting grants for the Welby Trail.

Director Tingey said this new trail committee has been talking about how on the east side, they have projects like the Seven River Greenway Project. On the west side we don't have a similar type of amenity, and they have been talking about what makes the west side unique is all the trails. All the trails have maintenance roads, and everybody likes the Murdock Trail in Utah County. He thinks if we can do a Murdock-type trail on every canal on the west side, people could ride their bikes on the canal trails rather than the main roads.

Mayor Ramsey said she met with President Adams about this active transportation funding, and he is super supportive of it. She believes we will see a significant amount of money, and WFRC is going to have access to a lot more money to give grants for active transportation.

Director Tingey said we saw in the UDOT portion of the community survey, when discussing multi-modal transportation, active trails were on there as something residents enjoyed and wanted more of.

Mayor Ramsey said that since the pandemic, use of those trails has skyrocketed. It's a good thing if we can continue to invest in those to meet the needs of residents and keep cars off the road.

Council Member Zander said no one wants to load up their bike rack and drive four hours to go biking when you can take off from your driveway. She loves that we are leading out on this, and that Riverton and West Jordan are on board to start connectivity as well.

ACM Lewis said Manager Whatcott is a big proponent of getting on the TRAX at the University of Utah, driving to TRAX with your bike out here, and then get on the trail and go.

Mayor Ramsey said there is still another week and a half of the session, but they received firm commitments going in as leadership for WFRC for significant amounts of money in regards to active transportation.

ACM Lewis was able to pull up the bill regarding secondary water, on lines 71 and 72 it says "by no later than January 1, 2030 a secondary water supplier shall install and maintain a meter of the use of pressurized secondary water by each receiving secondary water services." This has not been finalized, but it looks like it's just for pressurized connections; if that's the case, we are already there. Director Rasmussen and his staff have been looking at this for a number of years, and there were only 447 pressurized connections that had meters installed.

Council Member Marlor just doesn't want to see a disincentive to using secondary water. The secondary water should be used wherever it can, so he is concerned about metering non-pressurized connections and he's sure in a few years we will see it come about.

Mayor Ramsey said she agrees, we will probably see that, unless the technology just doesn't exist. This bill is going to pass, so the fact that the meters have already been installed in a city of our size is very significant.

Director Rasmussen said the Federal Government paid for half of the costs for the pressurized meters that were installed.

Mayor Ramsey said many communities are still struggling to get those lines metered because they don't have the money, even though the federal government is offering to cover up to 70%.

Council Member Zander asked what the penalties are if cities don't get this done.

ACM Lewis said there are penalties for noncompliance, it is ten dollars for each connection, then twenty dollars for the next connection, etc.; it gets really expensive if you choose not to comply.

Director Tingey moved on in Attachment A to the Storm Drain Fund, most projects there are maintenance based; there were no questions about that section. On to the Fleet Fund, it is part of the \$3.3 million General Fund. There is about \$3 million dollars' worth of total fleet, of which about \$2 million is General Fleet with 31 vehicles and equipment.

Council Member Harris asked about vehicles on the sanitation fleet.

Director Rasmussen said the big ones are two hook trucks that run dumpsters, then there are a couple of trucks that cover our recycling and garbage cans, replacing them when needed and delivering to new residents. In addition, they have a pickup truck for the lead supervisor. The bigger ticket items are the two hook trucks at \$250,000 each.

Director Tingey said the Fleet Committee has a pretty extensive process to review fleet replacement. Fleet Manager Tom Volt does an incredible job evaluating all the vehicles, working with the user with the ones coming up on replacement, and if they are even actually ready for replacement. He looks forward and backwards to make sure we are replacing the right vehicles at the right time with the right mileage and usage by looking at the maintenance logs and working closely with the departments.

Council Member Shelton asked if any of the 31 new vehicles we are getting are electric.

Director Tingey said there are two or three that have been identified as electric or hybrid, they are mainly the administrative types of vehicles; none of them are trucks or heavy vehicles.

Director Rasmussen said we took delivery of two hybrid vehicles this fiscal year, specifically Ford Escapes.

Director Tingey said they are still looking at the hybrid trucks to see how they do, allowing Rio Tinto to evaluate and test those out before we invest in any. The remainder of the fleet is our public safety fleet leasing program, a continuation of our regular replacement program which also accounts for any new employees coming in. He addressed the Information Technology and Citywide IT Projects fund, and the rest of the General Capital Fund projects are listed in Attachment A. Those General Capital Fund Projects were where a lot of time was spent prioritizing.

Manager Whatcott said we will be challenged with IT in the near future and making sure we are secure. They are seeing hacking attempts every day, and they are working on a plan right now that will probably be implemented in the next budget year. They will need to figure out some long term strategies to keep our systems secure. Thankfully, we do not keep any credit card data, but we do have all of our personnel information like banking account numbers, social security numbers, etc.

Council Member Zander asked if the state offers any help with that, as every city is going to struggle in this area and the little cities won't be able to keep up.

Manager Whatcott said that Clearfield just got badly hacked, along with other cities recently.

Council Member Zander said she doesn't want overarching infiltration into our lives as far as cities being infiltrated by the state, but that seems like an area that would warrant some umbrella type of help; how are the little cities supposed to afford to handle these situations.

Manager Whatcott said this is something that should be discussed in a larger context, all governments in Utah should participate together. Every city has their own system, but they could all share in some kind of way to collect money and help fund something to help every city stay secure. This security is in the public's best interest as well, not just the city, because it costs huge amounts of money when someone gets hacked. Our IT Director Jon Day has done a great job putting it together, but it is going to be a lot more costly in the future.

Director Tingey said that with the Capital Fund Projects, there were a couple that were addressed in Council Member McGuire's previous inquiry, including the Bingham Rim Road sidewalk. He asked Council Member McGuire if his questions had been answered; that sidewalk has been

installed and is done. The city had significant savings with having the park do it, rather than us going in and doing it.

Director Klavano said that sidewalk was our commitment from probably ten years ago, they gave us the public right-of-way and they said we would pay for the sidewalk.

Council Member Harris asked about the Christmas tree on the list, is our old one now non-functional.

ACM Lewis said it's all rusted out, coming apart and is no longer safe; it had to be trashed.

Manager Whatcott said they are expensive, but we got a lot of use out of the last one.

Director Tingey said he bought the current tree and paid about \$25,000 for it, it was used on the ice sheet for the first few years so it's more than five years old. The new tree is different and more technologically advanced, pre-decorated and saves a ton of time with set up.

ACM Lewis said we will save money in set up costs, and the ornaments can't be stolen off of it.

Council Member Zander asked about community center roof replacement on the list.

Director Tingey said there are buckets in the senior center, they are getting a new hole every time it rains. There was a new roof installed about 12 years ago, it is currently a metal roof with a polyurethane cover on it.

Manager Whatcott said the roof has some really odd angles on it where the water runs down to specific spots, which causes issues too.

Mayor Ramsey said she noticed on the list that District 2 will be getting a new playground structure.

Director Tingey said that playground has needed a replacement for a long time.

Manager Whatcott said playgrounds are getting more and more expensive. They now build them, and then only keep parts for about seven years after the model is made; after that time they run out of parts so you can't fix them and you have to replace them.

ACM Lewis noted that some of that is to keep up with safety standards because they change the safety standards of how they're built and designed, they make them obsolete so you have to upgrade for safety.

Director Tingey noted that the City Owned Facility Parking Lot Maintenance Funds were bumped up significantly this year so they can overlay the cemetery roads, they are in desperate need.

ACM Lewis began his discussion on risk and risk management. South Jordan has been a part of an insurance pool since about 1986, when that was one of the only ways for cities to find insurance for themselves. We have enjoyed a lot of good benefits as a result of being a part of that insurance pool, it has helped develop a strong risk management culture here in the city; in the last couple of years we have been analyzing that. Originally, when we joined the pool there were about 46 cities that made it up which helped balance those risks and it was a good thing since we were one of the smaller cities. Over the years, cities have come and gone in this pool, there are currently about 16 cities left and we are one of the bigger cities there. We have started to analyze where we are at with our risk management programs, and what might be in our best interest. In doing that, we have started to look at what a partially self-insured coverage program would do for

us. Right now we pay about \$400,000 to get that coverage in the pool; if we were to move to a partially self-insured coverage program, we think those costs could go down to about \$300,000, resulting in about \$100,000 in savings. Those are conservative numbers, and he has had some outside people take a look at our risk history, claims losses, etc. The first time they ran those numbers they were so good they thought they had made mistakes, going back and running them again. They said we are a very good candidate for this type of program because we manage risks really well, with a really aggressive risk management culture; our attitude towards risk management is strong. This would also give us the advantage of having total control over how we handle claims, allowing our office and the city attorney to work with whatever law firms they feel are best to manage each situation. He thinks we are at a point in terms of size, culture and budget to do a partially self-insured program at this time. In our current pool, we have to announce our intention to leave the pool a year in advance. In looking ahead to the 2023-24 budget year, we would need to start putting things in place now, including an announcement to leave the current risk pool and going through a process to figure out brokers, how to manage the program, etc. We would need that year to get things ready, so he is bringing this here to see if everyone wants to continue down that path to take better control of our own destiny, or if everyone wants to stay where we are knowing what the costs are. Over the long term, after looking at some cities that left the pool, they are all ahead of the game now and back in the black with the money they are saving; that money is then used for CIP projects and things like that. We would have to set aside some money internally at the onset to cover our self-retained losses, but in talking with CFO Naidu they feel we can prepare to have that in the budget for the next cycle so it would be ready to go; we would be well on our way to being more fiscally responsible with taxpayer dollars.

Manager Whatcott added that this isn't trying to run down anyone, but we are also in a pool with West Valley and Ogden, and we share in their claim losses; there are advantages and disadvantages to being in a pool like this. On our own, we set our own pace, we are not relying upon the good work of others to help the pool go down, and our own good work helps us. They invited Council Member Harris into these meetings, as this is his area of expertise in his professional life.

Council Member Harris said, with pools in general, when you look at the 16 cities in the pool the one that benefits the most from being there is the worst one; that means the one that benefits the least from the pool is the best one in there. That led to him asking where we rank in the pool, as that gives him a lot of information to determine the best course of action. If you are the best, or one of the best in the pool, you are distributing your dollars among the others to pay for their claims. He also looked at our results, were they anomalous and just a fluke, or have we invested in the safety things where we can depend on those and know we are doing the right things to achieve certain results. In his opinion, we have made a lot of investments into making this a safer organization. A lot of times, the companies that make those significant investments want to reap the benefits of it; one of the ways to do that is to get into a loss sensitive program where you share in the profit-loss structure. There is a downside to this if we do really bad, but if we are doing really well, in the long run over time it should do well for us; there is additional risk in doing things this way, but it depends on how confident we are that we are doing the right things here. If we are doing well, we share in the profits instead of redistributing the profits among others who aren't doing so well.

Mayor Ramsey said knowing that we have Risk Emergency/Safety Manager Aaron Sainsbury on board and other amazing staff makes her very confident to say that she would assume we would continue to move in a positive trajectory that would end up benefitting the city financially. She doesn't see us changing policy or personnel in a way that opens us up to an exorbitant amount of risk that we haven't had before.

Council Member Harris said that, based on his assessment, the city has done a lot of great things. The larger the organization gets, the more credible you get; this wouldn't have made sense for us to do 20 years ago, but as we get bigger the losses become a little more foreseeable and credible. It is obvious that we are spending a lot of money to make these investments in risk management, so it makes sense that we start taking some of that risk on; in future years we should be the recipients of lower premiums. There will be the occasional year where something happens and we pay a higher premium, that's the reality with fire and police in there, but over the long term we will end up saving more.

ACM Lewis said that looking at the current structure, we pay all of our own losses on claims, with the exception of our capped loss, which is our largest loss and that's what gets shared with the pool. We are in essence already paying for our claims, it's just that we do it as an interest free loan from the pool; it would basically switch to be a higher deductible. They have looked at what different amounts would look like, they feel the reasonable point for us to start would be \$250,000 for our SIR, that's where our reinsurance would kick in. As our program grows, as we raise our level of sophistication, that might go to \$500,000. He has looked at what other cities have done when choosing the \$500,000 or \$1 million plans, and he thinks that for us right now the \$250,000 makes a lot of sense, maybe we go to \$500,000 in the future. Regarding providers, we would shop for our reinsurer, using a broker who would help us find the right reinsurer for our different lines of coverage.

Council Member Zander likes the idea that people would be competing to be our provider and putting us in a good position.

ACM Lewis said if we go that direction, in the next few months we would look to find a broker to work with. Part of what that broker will do is shop our portfolio with the reinsurers to make sure we get the right people giving us the coverages that we need. For cybersecurity it might be with one reinsurer, but our property might be with another; they will help us find the right match for us. Different reinsurers are going to look at our organization and decide they like us and agree to write us a policy.

Council Member Harris thinks we should have two different brokers looking at this, our existing broker and another one.

ACM Lewis said he also has a third one he'd like to work with, in addition to the two already known. They will structure it so it's a competitive process with an RFP.

Manager Whatcott said he feels good about how things are going here, and with how our staff and leaders handle and address risk management. Unlike many cities with crumbling infrastructure, we have chosen to stay on top of maintenance. A few years ago, a sidewalk claim was around \$1000-\$2000; now those claims are \$10,000+ because the laws have changed. It used to be, as a resident, you had a duty to walk down the sidewalk and watch where you're walking, which is no longer the case. It is now the city's responsibility to make sure you have a clear path with no obstructions to trip and fall on, so this year we have added a team to do more sidewalk repairs. He believes this is the right move to make, and in the long term it will put us in a better place and save more money.

Council Member Harris said it's good to know what our risk tolerance is, but at the same time to get the best deal you have to do the calculations to identify the sweet spot; you can actually figure out what retention will benefit you the most based on those calculations.

ACM Lewis said they can look into this more, but the initial research showed that the \$250,000 was probably the right point for us at this time. If we are really going to dive into this though, they can go deeper and look more at where each retention amount puts the city.

Council Member Zander thanked everyone for the good culture that has been established. She agrees that we have amazing talent here, and the attitude and culture here can't have a price put on it. She thinks it's great they brought Council Member Harris in on the conversation because of his experience and expertise, and agrees with what has been discussed.

Council Member Marlor asked Council Member Harris if he approves of looking into moving away from the insurance pool.

Council Member Harris said yes, he thinks we should look into these other options.

Council Member Zander said that when staff feel like there is a reward, they are even more careful. She suggested possibly discussing benchmarks, with rewards for the entire staff when those are met.

ACM Lewis said he bought the entire Public Works Department lunch previously because they made it an entire year with no incidents; it was cheaper to buy them lunch for a day than paying for a claim. They have worked with, and are continuing to work with the department heads to find the right balance for those benchmarks and rewards.

Council Member Harris said the final decision does not need to be made right now, but we could let the co-op know we might be leaving and stay on while we get proposals and compare options.

ACM Lewis said he just needed the go ahead from the council before moving any further, as the next step is to put the co-op on notice which opens up the door to the RFP and to start looking seriously at the options; nothing would take effect until July 2024.

Manager Whatcott moved on to discussing the chamber. The costs annually for the South Valley Chamber are \$15,000 for the first year, and then \$50,000 after that.

Council Member Zander said she believes they gave Riverton a discount, so we might be able to work something out.

Manager Whatcott said that cost might be negotiable, we can talk to them and see. Also, the mayor had suggested that we stay in both chambers for the first year to see if there is a transition that can take place where the South Jordan and South Valley Chambers can merge.

Mayor Ramsey agreed and suggested we remain a member of the South Jordan Chamber this year, but not pay the full amount we have in the past.

Director Preece said we normally pay \$10,000 for our membership, and then we negotiate every year for services; that additional amount has been anywhere between \$12,000 and \$15,000 in the past on top of the annual membership fee.

Council Member Harris asked if there are additional services offered by South Valley Chamber that we do not get currently with the South Jordan Chamber.

Manager Whatcott said there are to the members, but he's not sure what we would get other than being part of a larger group; the businesses located in South Jordan would probably get a larger menu of services to take advantage of. The South Jordan Chamber is an independent group, we have participated and helped organically grow that chamber. South Jordan Chamber CEO Brian

Synan has spent a lot of time working with the chamber here, but we can also see the chamber hasn't made a ton of progress over the years.

Director Preece said they have talked as a city about encouraging them to become a business alliance, rather than a chamber, where it would be run like a rotary club; this wouldn't require staff or a physical location, and could be a subset of the Salt Lake Chamber. They could even possibly negotiate a business alliance as a subset of the South Valley Chamber.

Manager Whatcott suggested we prepare the budget, and the mayor can negotiate with Jay Francis about our long-term commitments and what we get from that. He just needs to know where we are headed, if we are going to stay with what we currently have.

Mayor Ramsey said it comes down to what we expect from the chamber. Right now, the South Jordan Chamber does a great job with ribbon cuttings for businesses that sign up, along with events like the Red, Green and Blue lunch to honor our police, fire and public works. They also do an event to recognize one teacher from every school in South Jordan, along with a service night in the community space at Station 64 one night a month. In the past they have done a dinner where members at a certain level are invited, as well as an economic summit day where businesses can come and present. The South Jordan Chamber also gives out a \$1000 scholarship each year. They do lots of great community based programs, and if those community focuses are what we want out of the chamber they are doing a lot of those. There is not very much that has to do with the businesses in South Jordan except a ribbon cutting for new businesses; there really isn't anything else available to the businesses in our city, which is generally what a chamber provides.

Director Preece noted they do have "meet & mingles" where businesses come and get together.

Mayor Ramsey said they have their "Wine and Whine," along with some other networking events.

Director Preece said they also have some education programs available, they were very strong before Covid. The South Jordan Chamber is smaller, and definitely not in the same league as what the South Valley Chamber is doing.

Mayor Ramsey said that their event "wine and whine" is generally the same people from the board who come together, with a few newer people every now and then. The South Valley Chamber has a different approach, they see themselves as a regional chamber, a regional version of the state's Salt Lake Chamber; a business chamber where they are working with businesses and business leaders, entrepreneurs and growing businesses to help provide support. They have just started legislative advocacy this session with a group that meets every Thursday morning with updates on what's happening legislatively, along with following bills happening up at the legislature that will impact business. They also have their 12 week program for businesses that really takes them to the next level and provides them with a great deal of training. The South Valley Chamber has a completely different approach when compared to the South Jordan Chamber; each chamber has a very different approach and we need to decide which approach we want. Do we want our chamber to be more focused on building, strengthening and providing support for the businesses in our city; if so, then the South Valley Chamber is definitely the way to go. If we want our chamber to be more focused on hosting events in the community, and doing ribbon cuttings for new businesses that open and decide to become part of the chamber, then the South Jordan Chamber is doing a great job. We have to decide what we want from the chamber, and if we want one that is going to benefit our businesses then we have one clear direction. She hates the idea of saying it has to be one or the other. Right now there are not warm feelings

among the South Jordan Chamber leaders in regards to merging with the South Valley Chamber; there is an invitation to merge, and there is an offer to Mr. Synan to have a job with the South Valley Chamber if that happens. CEO Brian Synan has not been interested in merging at all at this point. Mayor Ramsey would still love to see the South Jordan Chamber merge with the South Valley Chamber, and explore the options around possibly doing a business alliance without having to eliminate everything the South Jordan Chamber is doing for the community.

Director Preece said they do a lot of education stuff through Salt Lake Community College, rather than trying to do it themselves. The mayor is right, it all depends on what the goals are. Our chamber is never going to really help Merit Medical, or the other big businesses; whereas South Valley Chamber will help those larger businesses. He thinks our chamber does a great job with little businesses.

Mayor Ramsey said Fred Lampropoulos has very strong feelings about this, he would really like to see us put our support behind the South Valley Chamber; in fact, he has become a large enough sponsor and member of the South Valley Chamber that he has a seat on the board. The Miller Group are also part of the South Valley Chamber, but they did buy a membership in the South Jordan Chamber to be good partners and neighbors. Places like Zions Bank and Mountain America are big corporate sponsors of the South Valley Chamber. Zions Bank doesn't even have headquarters in the South Valley Chamber Area, but they have recognized that this is a good thing to be a part of, helping to build and strengthen businesses. The South Valley Chamber does the Titan Awards, which many members of the council attended this last year. The South Valley Chamber came about because the Sandy Chamber wanted to expand. The Sandy Chamber felt they had put together some really good programs, and they had businesses from outside their city who were choosing to become members, so they worked to grow that into a strong regional chamber and become the strongest in the state; they can't fully become the strongest without South Jordan, and they know it. South Valley Chamber has Riverton, Draper and Sandy Cities as members. Herriman is a part of Southwest Valley Chamber, a smaller chamber.

Director Preece said there is also Chamber West which is comprised of West Valley, Taylorsville and West Jordan.

Mayor Ramsey said we need to decide what we want from the chamber we join. The reason she proposed joining South Valley Chamber, but not pulling completely out of the South Jordan Chamber, is so they don't ruin the South Jordan Chamber. There are those who have strong feelings against merging the South Jordan Chamber with the South Valley Chamber, including some of the board members of the South Jordan Chamber. She believes merging the programs would bring the best of both worlds and try to provide the benefits from both chambers to everyone.

Council Member Harris suggested that possibly we support both, but also deliver the message that they need to start working on a merger, as we may not support both in the future.

Mayor Ramsey agreed, that would be the message. There are board members who recognize what the South Valley Chamber brings to their business and they've already joined there, but they are still a part of both chambers as well; that is not intended to be long-term, as they'd like to see a merger as well. Mr. Synan at this point is not open to the merger, but that is a conversation that she believes they need to have again. Rather than choosing one or the other, she would like to be part of both but significantly reduce the amount given to the South Jordan Chamber; she knows of other businesses that have reduced their membership amount from \$2500 to \$600 because they didn't recognize any additional benefit. We could join at a lower amount, and then explore a move for the same reasons, because the city will not be part of both chambers.

Director Preece said chambers are struggling right now with the internet and the younger generation not seeing value in them. He applauds what South Valley Chamber is trying to do, they are working to reinvent themselves and become something different than what chambers have been in the past.

Council Member Harris wonders what our businesses gain in the South Jordan Chamber. One of the biggest differences between the chambers to him is the members of the boards and the leaders in each chamber. Their leadership experience, expertise and investments show which group can really offer the biggest benefit to businesses. As mentioned, a lot of chambers are struggling right now but it seems like the South Valley Chamber is trying to do things differently and they received a lot of support for that.

Director Preece said there are a lot of businesses that choose not to join chambers, or some that join and get involved in more than one. Businesses like Mountain America that have branches all over tend to traditionally join all the chambers, but he thinks many of them are moving away from that.

Council Member Harris asked if it is better to try and save things before there is a merger, encourage the merger before the South Jordan Chamber fails over time.

Council Member Marlors said Mr. Synan has seen what's coming, and he needs to decide if he wants to jump ship for a chamber that will stay afloat. He asked if the South Valley Chamber is really representing all the businesses, or are they leaning so heavily towards larger businesses that the smaller businesses will not get the representation they need; will those smaller businesses get the ribbon cuttings and feel like they are part of an organization where they can grow. He wants to make sure the chamber is for all businesses, they can't just cater to large businesses as that's not all we are about here in South Jordan. When the South Jordan Chamber of Commerce was created, one of the main reasons was because they were getting questions from people moving to the city and wanting to start a franchise, but there was no one to talk to. The chamber of commerce needed to be established so those interested realized there was a business presence in the city. At this point, we have a great business group here in the city and we need to figure out the next stage and purpose for belonging to a chamber. As long as the South Valley Chamber is still willing to do some of the things that are expected by some of the smaller businesses, like the ribbon cuttings and the publicity, then he supports the move.

Director Preece said this is why he thinks a business alliance would be a better idea. The smaller businesses are at risk of not getting attention from a larger organization, and a business alliance might help with some of those events mentioned above.

Manager Whatcott said small companies aren't getting anything in the way of professional development right now with South Jordan Chamber.

Council Member Marlors agrees, that a small chamber can't effectively do what the larger ones can. He was a co-founder of the South Jordan Chamber, but he is more than willing to endorse an evolution that is going to benefit businesses. If this is going to benefit the smaller businesses then he agrees with moving forward in that direction. He would love to see someone from the South Valley Chamber responsible for particular areas, someone to organize and do things like ribbon cuttings. If they aren't doing those, they really ought to be, and they should have someone from each city forming that city's alliance and making sure the little guys are also represented.

Mayor Ramsey doesn't know how the South Valley Chamber's organization is structured, but they have legitimate office space at the Mountain America building; she doesn't believe the South

Jordan Chamber has any office space or additional staff at this time. They have a board member that does accounting for them, and the CEO Brian Synan.

Director Preece said this is the third chamber he has been on, and chambers tend to be “drama factories.” This is because people are passionate, they really want to make a difference, however smaller chambers like ours tend to burn people out fast; members join, are enthusiastic and end up with all the assignments.

Council Member Marlbor said he believes most of the funds currently going to South Jordan Chamber are going to the president, and that’s about it. He has been fairly active, but if we can get him comfortable about transitioning he could possibly head up the business alliance for South Jordan City and continue some of those same benefits.

Manager Whatcott said from a budgeting perspective, they will budget the same amount of money but give less to the South Jordan Chamber, pay the \$15,000 to South Valley Chamber and see if we can negotiate for the next year and work something out on the business alliance with Mr. Synan.

Council Member Marlbor said that might be a deal breaker for Mr. Synan, as there won’t be enough there to pay his salary.

Manager Whatcott said South Valley Chamber is willing to help Mr. Synan, they have a place for him if he wants to merge.

Council Member Zander is a member of the South Jordan Chamber, she has been in business in this city for many years; she didn’t see a value for paying her dues as a business owner. Last year, she figured that she should join because they kept requesting it, so she paid her membership dues to South Jordan Chamber and the benefit she received was the ribbon cutting. There was supposed to be marketing with that ribbon cutting, and it never happened. She doesn’t know how many businesses are simply paying their dues because they feel like they want to support the local group, or how many are actually seeing a benefit. She doesn’t need to sit and do a “wine and whine;” there is probably a small group of 5-10 who do it consistently, but she doesn’t think the city should be supporting that. Those meetings aren’t building business in our city, they are more for comradery. She thinks we need to step back, still be considerate but look at the big picture; this isn’t about one person, it’s about a city, and dozens and dozens of businesses. She doesn’t want this decision made based on hurting someone’s feelings, she wants the decision made based on the right move for the city. What will the future look like if we step back? If we have options, she is in favor of getting services as a business owner; she has been offered the 12 week training program through South Valley Chamber, and she thinks it is incredible to be able to sit down at the table with big businesses and have someone from her organization learn from them. If we could have that opportunity, plus have some of the smaller services like a ribbon cutting or a liaison to the city, she would definitely like to see that. She wants smaller businesses to have a presence in our city as well, Merit Medical and Larry H. Miller are the biggest businesses right now and the smaller businesses need to be seen too.

Director Preece noted Ultradent is a big business presence in our city too. They only joined South Valley Chamber to get the stamp for certificates of origin, they do not participate.

Manager Whatcott said we are leaving small town and moving to a new level, we need to raise our ceiling to a new level as well.

Council Member Zander agreed, and noted that we don’t want to leave small businesses behind. She doesn’t want anyone in our city to feel like they aren’t meaningful as a small business owner.

She loves the idea of having a liaison, someone who looks after the South Jordan part of the South Valley pie. She is not a fan of supporting two organizations for long, one year maximum, and we negotiate the prices down.

Council Member Harris added that part of this is also transitioning the businesses from one chamber to the other.

Council Member Zander reiterated that we can't make the decision based on Mr. Synan alone, as we need to do what's best for the city and small businesses.

Director Preece said the traditional chamber model no longer has any real value to most people.

Council Member Zander said most businesses are looking for help with networking. The biggest lure for her as a small business owner, looking at joining the South Valley Chamber, is the 12 week program of training. Any small business owner can take one of their employees, plug them into a network where they are sitting with other executives and getting MBA style training from some really impressive business owners; that would potentially help our small business owner's step up to a new level. As we are meeting a threshold and raising the ceiling, let's bring all those small business owners with us.

Council Member McGuire agrees with everything said, making a transition happen rather than jumping ship. Looking at the South Valley Chamber's website he could see that Riverton, Draper and Sandy all have board members; he asked if we would have a board member as well.

Mayor Ramsey said yes, South Jordan would get a board member as well; it is usually an elected official or a high level staff member.

Council Member Marlbor said that from his perspective, staying with South Jordan Chamber for a year is like pulling a band-aid off slowly. We need to make a decision and help things along, he doesn't think things will change for the South Jordan Chamber.

Director Preece said we are paid up until July 1.

Mayor Ramsey asked if the council wants to just let the South Jordan Chamber know what we're thinking, give them a chance to work with South Valley Chamber and make the transition. We don't want to see them lose everything they're doing, but there are some strong feelings from the South Jordan Chamber board.

Manager Whatcott said this also gives Mr. Synan time to make changes in his life if he needs to, and the council agreed.

Council Member McGuire said if we are paid up until July, he is fine with just finishing out our term and then discontinuing membership.

Council Member Shelton said he appreciates the points that have been made. He hates to see us give up the community events like recognizing the teachers and the chamber golf tournament, but he also likes the idea of South Valley Chamber having someone dedicated to ribbon cutting and community events in South Jordan. The offerings at South Valley Chamber are more extensive and he thinks we should move on.

Council Member Zander asked if the city chose not to switch, and we stayed with South Jordan Chamber, would that prohibit any businesses from switching to South Valley Chamber.

Director Preece said no, they can join at any time.

Mayor Ramsey said there are quite a few businesses in our city who have reached out and recommended the city look into switching to South Valley Chamber; not just the big businesses, but the smaller ones as well.

Council Member Zander asked why the big businesses care which chamber the city supports.

Mayor Ramsey said those large businesses haven't always been that big, and they feel like making the switch would be better for all the businesses in the city. They feel like they are getting much more from the South Valley Chamber and want the city to get more value from joining a chamber as well.

Council Member Zander asked what benefits the businesses would see from us switching to South Valley Chamber, if anyone knows why it matters to them if we move.

Mayor Ramsey said it's because we're essentially the ones funding the South Jordan Chamber. However, these businesses are also trying to show us that we can get more for our money if we look at this other option.

Council Member Zander said it sounds like it doesn't change their experience with the South Valley Chamber, whether or not our city moves, they are just wanting to show us where our money can be spent better.

Director Preece said there was a larger business, who actually had a board member in the South Valley Chamber that just left to join South Jordan because they didn't feel like they were getting anything out of South Valley Chamber. There will always be people who resonate with their chamber, and those who don't.

Council Member Zander said before we join, we need to make sure we have a person on the board, some attention to the city, and that we don't lose that piece and maybe even enhance those services for small businesses.

Director Preece said if we can get the business alliance set up, that will be great; he has advocated for something like that for years.

Mayor Ramsey agreed with what Council Member Shelton and others have said, she doesn't want to see the community programs that the South Jordan Chamber was doing go away; they are great programs and she'd love to see them continue.

Council Member Zander said that's not our decision, and it's not the biggest issue.

Mayor Ramsey said this is why a merger is so important, it would give a business alliance autonomy to continue those activities but have it done under a bigger umbrella or group.

CFO Sunil Naidu moved on to discuss our savings; at the end of the last budget session, the council mentioned rainy day funds. He asked the council to let him know what they're thinking and to discuss what can be done.

Council Member Zander asked for the balance currently in the Rainy Day Fund.

CFO Naidu clarified that the Rainy Day Fund is the same thing as the General Fund, there are so many different funds in the city and the General Fund is where they have the most leverage. As of closing this last fiscal year, there is about \$12.8 million in the General Fund.

Council Member Marlor asked what percentage that is.

CFO Naidu said when compared to actual revenue, that accounts for about 22%; however, if compared to our budgeted revenue for this year, it is about 25%. The budget we are currently working on makes it about 23%. The max amount you can have is 35% of revenue in that fund. The current budget is about \$58 million, which works out to allowing about \$20 million in the General Fund; it is a moving target since every year the budget grows, and it based on the upcoming budget.

Council Member Harris asked if having a healthy rainy day fund makes CFO Naidu's job easier, knowing that extra money is there in case of emergencies.

CFO Naidu said yes, it's a good fiscal policy, because when you are talking to the public they tend to ask about rainy day funds. Also, the rating bureaus look at those amounts, and the trends regarding how often we take money out of there and for what purposes.

Council Member Marlbor said this would have attributed to getting our current bond rating, which is very strong.

Council Member McGuire asked how much we have contributed in the last few years.

CFO Naidu said we have not been consistent, sometimes it's 0.5%; half a percent used to be the normal contribution rate, but some years they didn't add any, some years they did more depending on savings. Contributions have always been made using leftover money from previous years.

Mayor Ramsey noted that we are all aware we are running out of money from previous years.

CFO Naidu said right now, we are in a good spot because we do have some money left over from grants like ARPA. We are not going to dip into that fund yet, as we still have that money we can use somewhere else.

Manager Whatcott said this is a good year to add to the savings if that's what the council wants. When it is time to talk about what to do with that money, there are a few projects coming forward and we have a one-time shot at using the money.

Council Member Harris thinks we should put some of the money in savings, but we need to find the right amount to add.

Mayor Ramsey asked if anyone had a recommendation for an amount.

Manager Whatcott said he would suggest 0.5%.

CFO Naidu agreed with Manager Whatcott, that 0.5% would add up to about \$620,000.

Council Member Zander said it seems like this was done for years, up until the last few years.

Manager Whatcott said there was a resolution, but it expired. This doesn't have to be by resolution, it can be done as part of the budget process. This year they didn't automatically add the 0.5% because we didn't have the money; we are taking it from another fund with extra money.

Attorney Loose said that resolution was a city council resolution, there was no mandate; it was not something from the state, or other entity, requiring it.

CFO Naidu said the resolution did qualify the money was only to be moved if we had the funds for it.

Manager Whatcott said that yes, this will take money away from other projects, but he still thinks it's a good idea.

Council Member Marlor asked if anyone knew how many cities have 25% or more in their rainy day fund.

CFO Naidu said that before the change to 35%, even we weren't at 25%; he knew of maybe two cities at that point in time that had the 25%. Many cities in the last year or two, especially the bigger cities who got \$25 to \$30 million in those additional federal funds, have transferred a few million dollars to their rainy day fund using that money. He doesn't think there is any city maxed out at 35%, he thinks there are a few cities at the 25%, but those would be big cities not smaller ones.

Council Member McGuire asked if there are any restrictions on the money usage in the rainy day fund.

Manager Whatcott said they can be used for any general fund use.

Council Member McGuire is comfortable with the 0.5%.

Council Member Marlor said he is comfortable this year, however next year might be different.

Council Member Harris said he likes this idea because it feels like we are thinking about the future generations. It feels nice to know we have money set aside, and since we have the money this year it is a good idea since we might not have it next year.

Council Member Marlor asked how much we had to spend from the rainy day fund during Covid, and how much during the 2008-2009 recession. He thinks we have been responsible, and we should continue to be responsible. He doesn't want a resolution that restricts a new council, because that is something the current council needs to decide. We aren't going to raise taxes to put money in the rainy day fund, but when we can we should add to that fund responsibly; he is okay with adding 0.5% this year.

Council Member Shelton is okay with adding 0.5% to the rainy day fund. Earlier budget sessions also included discussions on a possible tax increase, and he wonders if that's fair to increase taxes and put money into the rainy day fund at the same time. Regarding the insurance changes, we have plenty of cash reserves, so if there is any cash incentive we have the backing to do it.

Manager Whatcott reminded everyone that the reason we are raising taxes is due to ongoing costs, which are mostly for personnel; the money we have is not going to support ongoing costs. We do have cash, but its one-time cash. We are asking the taxpayers for an ongoing fund to pay those personnel costs due to new employee additions and inflation of salaries.

Mayor Ramsey said it sounds like everyone is good with 0.5%, and everyone agreed.

Manager Whatcott said there are no items for the regular City Council Meeting next week on March 1, and only one to two items for the work meeting. He asked if everyone wanted to push those two items to a future work meeting, and not have any meetings next week.

Mayor Ramsey noted she will be gone for the meeting on March 15, and those two items in the work meeting would be pushed to that same meeting.

ACM Lewis there will still be a budget meeting on March 9. One of the items that would be moved is the council redistricting map, which everyone has received a copy of; he only heard

back from Council Member Marlor and asked the other council members if that map is the direction they'd like to go.

Council Member Zander said she has not had a chance to review it yet, she will need to do that before making a decision.

ACM Lewis noted the current map has the changes Council Member Zander had requested. The other item is the board appointments for the Senior Committee, and that can be moved to the March 15 meeting if needed.

Council Member Zander will be out of town for both meetings, and would be joining through Zoom anyways; she said skipping the meeting on March 1 would be helpful and she will join the March 15 meeting via Zoom.

Mayor Ramsey said this change would allow her to attend the Rural Water Users Conference for a day and a half, which would mean a lot to the State Drinking Water Board; she can't be there for the whole week, but she could be there for a day and a half if there was no meeting on March 1.

The council agreed to cancel both meetings on March 1, and the items planned for the work meeting will be moved to the work meeting on March 15.

ACM Lewis noted that, after reviewing the map, if anyone wants a different map to let him know so he can move things around beforehand.

Council Member Zander said she and Council Member Harris met with the Rio Tinto/Kennecott group recently, she would like the entire council to get together and talk about that experience as a group.

Attorney Loose said they are working on that and will bring it to them as soon as possible.

Council Member Zander also asked about the county pool, she has had some county members reach out to her and she is wondering what our advocacy plan is for the project; who on our staff is reaching out and working on this.

Manager Whatcott said that really isn't a staff item, this is more at the county council level; there needs to be some conversations with the school board as well.

Mayor Ramsey said the school district is in the same place as us, their offer is what it is.

Council Member Zander said she was contacted by Council Members DeBry and Stringham this week, and she is thinking that if they are contacting us proactively that means the door is open for us to start making some progress; she doesn't know how we want to approach that.

Director Tingey said we know the county has \$3 million set aside for this specific project.

Council Member Marlor said there was a meeting today with Council Member DeBry and Martin Jensen, along with Tracy Miller and some other county representatives on the pool; Council Member Marlor is still waiting for the update on that meeting.

Director Tingey said he believes Martin Jensen will have an update for us on Friday.

Council Member Marlor noted that the funding would need to be on a higher source than the city council, it has to be on the county council level.

Manager Whatcott said to remember that we are giving \$1 million plus the land. The county does have extra money, including ARPA money that could be used for this project.

Council Member Harris motioned to adjourn the February 23, 2022 Special Budget Meeting. Council Member Zander seconded the motion; vote was unanimous.

ADJOURNMENT

The February 23, 2022 Special Budget Meeting adjourned at 7:21 P.M.

UNAPPROVED