

SOUTH JORDAN CITY
COMBINED CITY COUNCIL AND
REDEVELOPMENT AGENCY MEETING

July 18, 2023

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Recreation Janell Payne, Fire Chief Chris Dawson, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, City Recorder Anna Crookston, Police Lieutenant Rob Hansen, Director of Administrative Services Melinda Seager, Director of Commerce Brian Preece, Assistant Director of Finance Nick Geer, Director of Strategy & Budget Don Tingey, Communications Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planning Commissioner Laurel Bevans

Absent:

Others: ben@bksteckler.com, Bill Gerrard, Bryan F., Randy Satchwell, Kathy Johnson

6:33 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - *By Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation– *By Council Member Don Shelton*

Council Member Shelton offered the invocation.

C. Pledge of Allegiance – *By Council Member Jason McGuire*

Council Member McGuire led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. June 20, 2023 City Council Study Meeting

D.2. June 20, 2023 Combined City Council & Redevelopment Agency Meeting

Council Member Shelton noted a spelling error in City Manager Whatcott's name in the regular meeting minutes and noted that the regular meeting's agenda listed Council Member Zander leading the Pledge of Allegiance, but Mayor Ramsey was noted as leading the pledge. It was

discussed and decided that the minutes clearly noted Mayor Ramsey was leading the pledge in Council Member Zander's absence.

The spelling error was corrected in the minutes and saved.

Council Member Shelton motioned to approve the June 20, 2023 City Council Study Meeting as published and June 20, 2023 Combined City Council & Redevelopment Agency Meeting Minutes with amendments. Council Member Harris seconded the motion; vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Jason McGuire shared some pictures and noted that he attended the splash pad ribbon cutting and the Bingham Creek Regional Park Grand Opening. He thanked the staff involved in the park opening and shared his family's experience at a local cemetery, noting that his family appreciated how much better taken care of our city cemetery was than the one they visited. He met with the Arts Council, as well as their steering committee. He attended a night at the movies with the mayor and the Shelton family, involving Senator Fillmore.

Council Member Tamara Zander shared that while she was in Italy, she still donned her City Council hat, taking note of how garbage was dumped in Venice. They have no roads, so she wondered how they did things like garbage disposal and emergency services like paramedics and police. She shared pictures of the garbage boat with a crane that empties the garbage dumpsters on the land, as well as the local paramedics being in boats. She discussed their posting of public notices during a heat wave, which caused some deaths due to the area not having air conditioning. She enjoyed seeing how their city services worked, and felt very blessed to have the services we do here.

Council Member Brad Marlbor met with a developer on June 21 regarding potential development plans. On June 22 he attended the Bingham Creek ribbon cutting and he shared how wonderful it was with the response and enthusiasm. June 28 was the Heritage Splash Pad ribbon cutting and he shared pictures from that event, thanking staff and all those who were a part of that project; he can't wait to take his guests to that splash pad in the near future. On June 29 he attended City Manager Gary Whatcott's retirement open house, which was a wonderful event. On June 30 he had the opportunity to be interviewed by the South Jordan Journal, sharing some of his thoughts and experiences.

Council Member Patrick Harris also attended the Bingham Creek ribbon cutting, along with the kid's race of the most recent SoJo Race Series event. He met with city staff to discuss city insurance. He met with Representative Teuscher and attended a sewer board meeting where a big decision was made and approved regarding the Rio Tinto annexation.

Council Member Shelton shared some pictures of his family's time at Bear Lake and the grand opening of Bingham Regional Park. He met with Representative Teuscher regarding transportation and had a Senior Advisory Committee and Audit Committee meeting. He attended Mr. Whatcott's retirement party, the associated ruck, and the previously mentioned movie. He

discussed the Unified Golf Tournament coming up and his son's involvement. He discussed interactions with staff regarding changes to residents' filing of complaints, which is now an easier process. He spoke with City Engineer Brad Klavano about Google Fiber and a box that was placed in a lawn where the resident felt it was unsightly; Director Klavano was able to get that removed while keeping Google Fiber service at the location. He has spoken with City Dustin Lewis and Associate Director of Parks, Colby Hill to arrange Day of Service activities for the coordinating council out west of Bangerter Highway.

Council Member Marlor shared some photos and discussed his experience flipping the strip in his cul-de-sac.

Mayor Dawn Ramsey echoed the previous comments about city events they all attended. She noted that earlier today she had a great discussion with Mayor Wilson about additional projects South Jordan is working with and collaborating with Salt Lake County on, along with getting some great updates. She appreciates the wonderful and unique partnership we have with Mayor Wilson, who had nothing but great things to say about the work going on right now in South Jordan. She had the opportunity to officiate a wedding on Friday for Rodney Shaw who is the principal of Bingham High School. Yesterday the city had the privilege of hosting the Big Cities Caucus, which includes the 12 largest cities in the state that are all cities of the first and second class, based on population. They met for two hours with lots of policy conversations, follow-up questions similar to those asked at LPC, and input on creating priorities going forward to come up with their soft lines in the sand before reaching hard lines in the sand. She and her husband got to attend the live size tabernacle event the day before it opened here in South Jordan, which is free to visit and located at 2450 West 10400 South. It is open seven days a week until August 2, and is incredibly well done.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Randy Satchwell (Resident) – I am very satisfied that the tone of my comments are going to take a 180 degree difference of where they had been earlier. On about April 28, I had sent Council Member Marlor an email, which the mayor may have also received. I was very concerned with South Jordan opting out of the state money for water conservation. Last week, Assistant City Manager Jason Rasmussen sent me an email that an agreement had been there; the sad thing is I don't think too many residents really know it. The neighborhoods that I talked to had no idea, so I would like to commend the council, mayor and city workers of working out something. Though my anxiety level was quite high, it is now lower, so thank you. If I offended anybody with my emails, I apologize for that but I am sort of blunt and I write the way that I see it. Thank you very much for working that out because it's a major piece of cash if you are trying to put in the localscape.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items

G.1. Oath of Office of the City Manager, Dustin Lewis. (By City Recorder Anna Crookston)

City Recorder Anna Crookston swore in Dustin Lewis as the new City Manager for the City of South Jordan.

City Manager Dustin Lewis thanked the mayor, council and staff that have supported him. He thanked his wife and son who are here tonight as well.

G.2. Scarlett Pimpernel cast performance. (By Director of Recreation, Janell Payne)

The cast performed a short musical number and shared a flyer with performance details (Attachment B)

H. Action Items

H.1. Resolution R2023-32, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for 300 West Improvements to Dry Creek Channel. (By Director of Engineering/City Engineer Brad Klavano)

Council Member Zander motioned to appoint Council Member Marlors as Mayor Pro Tempore while Mayor Ramsey briefly stepped out of the meeting. Council Member Harris seconded the motion; vote was unanimous in favor.

City Engineer Brad Klavano reviewed background information from the Council Report and showed a map of the area (Attachment A) for explanation of both Resolution R2023-32 and the next item for Resolution R2023-33.

Mayor Ramsey returned to the meeting.

Council Member Shelton asked for an explanation of why it would be important to take these areas out of a flood plain.

Director Klavano responded that it is for insurance purposes, as well as removing restrictions on development. The city had committed to do this years ago and failed to follow through on that, so they are taking care of it now and cleaning things up.

Council Member Marlors asked for our city's share of the expense.

Director Klavano responded, based on estimates, it is about \$271,000 more; we have around \$340,000 currently budgeted.

Council Member Shelton asked if this is already in the budget, or if the budget is being modified to accommodate this.

Director Klavano responded the funds are already in the budget.

Council Member Zander asked if Director Klavano is comfortable with what each entity is contributing, and if he feels it is a fair split between the three.

Director Klavano responded it's about as fair as it could be. He wishes the county had just paid the cost of the culvert, but the county will only pay a max of \$300,000. The City of Sandy really stepped up in splitting the cost with us, after they hit the maximum contribution from the county. This is all in the City of South Jordan, so to get Sandy to participate at the level they are is a great thing for us.

Council Member Zander motioned to approve Resolution R2023-32, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County. Council Member McGuire seconded the motion; vote was unanimous in favor.

H.2. Resolution R2023-33, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City for 300 West Improvements to Dry Creek Channel. *(By Director of Engineering/City Engineer, Brad Klavano)*

Council Member McGuire motioned to approve Resolution R2023-33, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City. Council Member Zander seconded the motion; vote was unanimous in favor.

H.3. Resolution R2023-36, Interim Emergency Successors for 2023-24.

City Manager Dustin Lewis presented the list as included in the Council Packet, and noted that it has been updated to reflect the recent changes in the City Manager on down, as well as updates to activating the emergency system with the county.

Council Member Shelton motioned to approve Resolution R2023-36, Interim Emergency Successors for 2023-24. Council Member Marlor seconded the motion; vote was unanimous in favor.

I. Public Hearing Items

I.1. Presentation by Matt Olsen on behalf of JVVCD. *(By JVVCD Assistant General Manager, Matt Olsen)*

Matt Olsen reviewed Attachment C.

I.2. Public Hearing JVVCD proposed property tax increase. *(By JVVCD Assistant General Manager, Matt Olsen)*

Mayor Ramsey opened the public hearing for comment. There were no comments and the hearing was closed.

Council Member Zander asked when this incremental increase would start, if passed.

Mr. Olsen responded it would start with their fiscal year, in July of this year.

Council Member Zander asked what this water district entails in terms of geographic area.

Mr. Olsen described the geographic area covered.

Council Member Shelton noted that the Council Report mentioned the water district developing some wells, asking if that was correct and if they had been already located.

Mr. Olsen responded yes, they try to have a very diversified portfolio; when they can acquire more wells, they will, typically on the east side of the valley. He and Council Member Shelton discussed some of the processes they use for those additional water sources. He also discussed how often they raise the rates, and that with the values coming down they should be able to get closer to the max amount taxable.

Mayor Ramsey pointed out that on a \$550,000 home it comes out to about \$9.00 a year, and on a \$700,000 home it comes out to about \$11.00 a year.

I.3. Ordinance 2023-06, Vacating all of the East Town Center Roadway Dedication Plat in Lieu of Condemnation Amending Lot T3 of the Kennecott Master Subdivision #1 Amended. RCV *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report and Attachment D.

Council Member Zander asked where the public service building will be on the map, and staff pointed that out.

Mayor Ramsey opened the public hearing for comment. There were no comments and the hearing was closed.

Council Member Harris motioned to approve Ordinance 2023-06, Vacating all of the East Town Center Roadway Dedication Plat. Council Member Zander seconded the motion. Roll Call vote was 5-0, unanimous in favor.

I.4. Resolution R2023-34, Designating the South Jordan Redevelopment Agency (Agency) as the City's Agent for the South Station Housing and Transit Reinvestment Zone (South Station HTRZ). RCV *(By City Attorney, Ryan Loose)*

City Attorney Ryan Loose reviewed background information from the Council Report for both Resolutions R2023-34 and RDA 2023-04.

Council Member Zander asked if a discrepancy comes up that needs to be addressed, would that go through the city attorney, Director Preece, or through the board.

Attorney Loose responded that they would start with Director Preece, but if there are legal issues they would work with the city's RDA Attorney, Craig Smith, as he is legal counsel to the board. He discussed previous issues worked through including affordable housing money use with Ivory, which went through Director Preece's office and Attorney Smith.

Director Preece noted that the City Manager is the Executive Director of the RDA, with the mayor being the Board Chair.

Council Member Shelton asked the reasons for this change.

Attorney Loose responded that it allows the board to handle all the budgeting and other processes, already set up through the RDA.

Council Member Shelton asked about any potential disadvantages to running this through the RDA.

Attorney Loose responded they don't see any, it structurally works much better under the RDA.

Mayor Ramsey opened the public hearing for comments. There were no comments and the hearing was closed.

Council Member Marlor motioned to approve Resolution R2023-34, Designating the South Jordan Redevelopment Agency as the City's Agent for the South Station Housing and Transit Reinvestment Zone. Council Member Shelton seconded the motion. Roll Call vote was 5-0, unanimous in favor.

Council Member McGuire motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING.

I.5. Resolution RDA 2023-04, Accepting the City of South Jordan's Designation of Agent for the South Station Housing and Transit Reinvestment Area (South Station HTRZ). RCV *(By Director of City Commerce, Brian Preece)*

Board Chair Dawn Ramsey opened the public hearing for comments. There were no comments and the hearing was closed.

Board Member Jason McGuire motioned to approve Resolution RDA 2023-04, Accepting the City of South Jordan's Designation of Agent for the South Station Housing and Transit Reinvestment Area. Board Member Tamara Zander seconded the motion. Roll Call vote was 5-0, unanimous in favor.

Board Member Brad Marlor motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Board Member Tamara Zander seconded the motion; vote was unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

J. Staff Reports and Calendaring Items

City Manager Lewis announced the city employee lunch on September 12, as well as the end of summer bash in August. There was a reference made during public comment that the city had opted out of Jordan Valley Water's conservation program, and that was incorrect. The city has been very active in their own program for a few years now, with Jordan Valley just making their program available in the last week or so, and that was made available to residents as soon as that was released. That will be advertised, in addition to existing programs that have been available for a few years already; the residents of South Jordan have multiple options to participate in water conservation measures.

Mayor Ramsey noted that Jordan Valley staff has clearly shared that they have been trying for 15 years to get all of their member agencies to follow the plan South Jordan has. No one would agree, stating it was too much work and wanting something easier.

Attorney Loose discussed potential council meetings with various legislators, and noted that he would work to set those up and notify the council members when those are scheduled.

Mayor Ramsey talked about the importance of inviting additional representatives to tour the Pure SoJo facility, hopefully this fall. She also discussed conversations with legislators regarding transit and light rail, as well as the city's desire to see an extension of the Red Line. Today there was an item on the agenda for The Point State Land Authority, asking for support towards additional, new analysis in regards to development pattern changes over the years with all the new growth coming. She and Representative Teuscher took that issue on together and they were able to get a unanimous vote of support to make a statement of support for renewed analysis of the extension of the Red Line from its current end in South Jordan, all the way to The Point. It was also requested that at the end of the analysis, they get a recommendation from WFRC or whoever is doing the analysis to the legislature on what is needed to move forward.

Attorney Loose added that this is a good time to start pushing priorities to legislators, and he offered to send lists of what was discussed yesterday by the League from his notes.

Director Klavano discussed the delayed opening of Phase One of the Grandville Extension, noting that it opened at noon today and is open from Lake Avenue to South Jordan Parkway. Paving is happening this week from South Jordan Parkway up to Bingham Creek, and he noted there have been delays due to Rocky Mountain Power and UTA finishing the rest of Old Bingham.

Council Member Harris motioned to adjourn the City Council Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The July 18, 2023 City Council Meeting adjourned at 8:12 p.m.