

SOUTH JORDAN CITY
CITY COUNCIL STRATEGIC PLANNING
STUDY MEETING

November 19, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Tamara Zander, Council Member Don Shelton, Council Member Kathie Johnson, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, Director of Planning Steven Schaefermeyer, Director of City Commerce Brian Preece, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, Chief Technology Officer Matthew Davis, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Associate Director of Parks Colby Hill

Absent:

Others: Marc Halliday

4:40 P.M.
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By Council Member, Kathie Johnson*

Council Member Johnson offered the invocation.

C. Mayor and Council Coordination - None

D. Discussion/Review of Regular Council Meeting

Tonight's City Council meeting agenda was amended to remove the Altitude Development Land Use Items.

Presentation Items:

- Lung Cancer Awareness Month Proclamation 2024
- Small Business Saturday Proclamation 2024

Altitude Development Land Use Items:

- Resolution R2024-21, Resolution R2024-24, and Zoning Ordinance 2024-05-Z, all related to the Altitude Development Project, approximately located at 500 West Ultradent Drive.

Public Hearings:

- Ordinance 2024-24, Amending Section 16.30.040 (Outdoor Landscaping Standards) of South Jordan Municipal Code to prohibit lawn outside of active recreation areas in all commercial, industrial, and multi-family development common area landscapes.

E. Discussion Items

E.1. Strategic Priorities, Revised Strategic Goals and Objectives, and future action items for Fiscal Year 2025-26.

City Manager Dustin Lewis noted that the council had chosen not to make any changes to the city's mission statement, vision, etc., and opted to not review those at this time. He then reviewed options for potentially closing some of the city's current RDAs and opened a discussion with the council and Director of Commerce Brian Preece.

Director Preece agreed that it wouldn't hurt to discuss options for closing with the taxing entities, while discussing their goals for the future and explaining the effects of closing versus leaving the projects open. He noted that The District was really the only project he could see good reason for leaving it open. Most of the projects were created to deal with infrastructure and to pay off bonds, and those bonds are now paid off. Other than The District he doesn't see any additional benefits to keeping the existing RDAs open if they are eligible for closure based on current laws. He also explained that closing some of the completed RDAs would not affect the landowners' taxes in those areas.

Manager Lewis gave the council the option to have staff go back and calculate the costs of leaving the projects open versus closing them.

The council agreed with staff's recommendations to look into closing the eligible RDAs, but keep The District open for the future.

Manager Lewis agreed to get the council more information on what those details would look like. In addition he discussed the next steps in the budgeting process and asked the council if they were interested in doing a Truth in Taxation this year to help capture some of the inflation costs they have been seeing.

Mayor Ramsey noted that there have been bills proposed in the legislature regarding potential changes in how taxing entities handle tax rate changes.

The council agreed to assess the budget and see if a tax rate change is needed, but for now they are willing to work on the budget before making that choice.

Manager Lewis brought up the option of a Ticket Tax on ticketed events in the city with the new venues being built.

Council Member Zander asked if other cities like Sandy have implemented a similar tax on their large venues.

Manager Lewis will collect that information and get it back to the council members.

Council Member McGuire asked about potential limits for those ticket taxes, possible based on how many seats are available, so that smaller venues aren't subject to the same taxes when they aren't regular events.

Council Member Harris asked about the revenue from interfacility transports.

Manager Lewis responded that they are going very well, and it's a model of service being provided to the community. They plan to continue the program with no plans to expand in the near future unless there are changes in the marketplace.

Mayor Ramsey asked about concerns with possible legislature changes regarding IFTs.

Chief Dawson responded that he doesn't believe those proposed changes will affect the city's program directly based on their current relationships, but that could change and they are watching.

Council Member Shelton asked if the marketplace changes and the city needs to leave the industry, what would the impacts be.

Chief Dawson responded it shouldn't affect them directly, and it has been structured in such a way that everything involved can still continue running.

Council Member Zander asked if the SoJo Race Series was running at a loss.

Manager Lewis responded that no, they actually had to cap the participants at the last race because they maxed out the allowed amount of participants. He continued his review, noting that the goals for this year are to maintain service levels, maintain infrastructure, and maintain programs currently running. The next step in the process will be the discussion of maintaining staff and keeping wages competitive. He asked if the council had anything additional they'd like staff to focus on when they come back for the next budget meeting.

Council Member Harris asked to ensure they aren't creating a burden for future years by pushing any maintenance or services back to save money.

Mayor Ramsey talked about a member of the Boise City Council complementing our city's roads, noting that the county runs all their roads and that we are so lucky to be able to stay on top

of everything. She would also like to know if they are able to maintain services like residential plowing in the budget, and if not, she'd like to know that too so it can be discussed.

Council Member Zander encouraged communicating the value of the services being offered and how the city is being good stewards of tax money, so residents are aware this is being addressed in a superior way compared to other cities.

Council Member Shelton shared he would like to see more sidewalk repairs and the council and staff discussed the options, noting there are plans to improve the program in the coming year.

Council Member Johnson asked if any education has been done with residents regarding what types of trees should and should not be planted, as well as how to have problematic existing ones removed.

Communications Manager Rachael Van Cleave introduced the Bee City Program for feedback from the council (Attachments A and B).

Director Hill discussed how the program would affect maintenance of the parks, noting that manual weed removal requires an intense amount of time and additional finances for the upkeep. The volunteer level of support, working to remove all pesticides does allow time for a plan to be implemented, but it would still require additional finances and time to even create that type of plan. In addition, they expect your habitat to grow every year, which requires more and more space each year which reduces current practices and creates the need for additional resources.

Council and staff discussed the potential for branding and potential growth of the program through volunteer efforts. The council agreed with having staff do more research on possibly participating as a Level 1 city in the future.

Manager Lewis indicated they will continue evaluating programs through priority based budgeting and asked the council if there are any specific programs the council would like them to look at specifically. Staff did not identify any in their research that they would recommend stopping.

CFO Naidu discussed upcoming projects, beginning with the water tank. Everything is good to go, and it's part of the water rate study. The goal is to issue a bond for the tank to fund it. Construction will be bid for the project in the next month or two with construction set to start in July. There will be a resolution brought in February to start that bonding process. The goal is to close on that bond in September of 2025.

Council Member Zander asked how much of the tank is being funded by the work done by Congressman Owens.

CFO Naidu responded that the funding through the Federal Government was about \$1,750,000, and that will be incorporated into the final amount bonded.

Director Garrison discussed the necessity of this tank for our community, including the technical reasons for the tank in this location.

E.2. Summarize Next Steps: Fiscal Year 2025-26 Strategic Planning and Budget.

CFO Naidu discussed a future annex building and additional public works building. There would be increased revenue to allow for those two buildings and he summarized the needs for those. The plan is for the Public Works building to be up and running by July 2027, and have the fire station up and running by July 2028.

Council Member Harris asked about options for things like a PID or special service district to make sure those benefitting from those services are the ones covering the costs.

The council and staff discussed some of the options for funding, including impact fees for the newer areas of the city. Those land owners will be brought into that funding, but they need to work on the finds before those areas come online, so additional funding like bonding will need to be discussed soon.

CFO Naidu discussed looking into an analysis of the costs for South Jordan proper versus impact fees for the newer areas being served by these projects. He also mentioned the council already started the discussion on charging a higher water rate for the newly annexed areas to help with those future costs and not burdening the established residents.

Council Member Zander mentioned the amenities available because of Daybreak, like the stadium, that they need to take into consideration as well to avoid penalizing them further when they do contribute additionally to the tax base.

Council Member McGuire asked about the estimated cost on the Public Works building.

CFO Naidu responded that the estimated cost of the Public Works building is about \$40 million, the fire station is about \$21 million.

Manager Lewis recommended amending the agenda to move the closed session to the end of the regular meeting tonight. For strategic planning he mentioned focusing in 2025 on economic development. He would also like to look at how the city deals with flag lots, suggesting the council pass a resolution for a notice of pending ordinance to allow them to visit and review flag lots in detail in the future. He has a draft of that ready to potentially pass tonight to work on that. All applications received would be under the current rules but would put a stay on new applications until resolved, with a maximum of 6 months to make those changes. He also mentioned the future budget meetings planned for January 29, February 26, and March 26 if needed.

Council Member McGuire motioned to recess the Strategic Planning Study Meeting and return for Item F after the regular Council Meeting. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

Council Member Zander motioned to recess the City Council Strategic Planning Study Meeting and move to executive closed session to discuss the deployment of security personnel, devices, or systems. Council Member Johnson seconded the motion.

Roll Call Vote

Yes – Council Member Zander

Yes – Council Member Johnson

Yes – Council Member Harris

Yes – Council Member Shelton

Yes – Council Member McGuire

Motion passes 5-0, vote in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session

F.1. Discussion regarding deployment of security personnel, devices, or systems.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO THE CITY COUNCIL STRATEGIC PLANNING STUDY MEETING

Council Member McGuire motioned to adjourn the executive closed session and return to the City Council Strategic Planning Study Meeting. Council Member Zander seconded the motion.

Roll Call Vote

Yes – Council Member McGuire

Yes – Council Member Zander

Yes – Council Member Harris

Yes – Council Member Johnson

Yes – Council Member Shelton

Motion passes 5-0, vote in favor.

ADJOURNMENT

Council Member Shelton motioned to adjourn the November 19, 2024 City Council Strategic Planning Study Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.

The November 19, 2024 City Council Study meeting adjourned at 8:45 p.m.