

SOUTH JORDAN CITY
CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING

April 4, 2023

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Tamara Zander, Council Member Brad Marlor, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Director of Public Works Jason Rasmussen, Director of Administrative Services Melinda Seager, Executive Assistant Melanie Edwards, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, IT Director Jon Day, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Fire Chief Chris Dawson, Deputy Police Chief Jason Knight, Meeting Transcriptionist Diana Baun, HR Director Teresa Cook, Strategy & Budget Analyst Abigail Patonai, Arts & Culture Supervisor Emily Stephens

Absent: Council Member Don Shelton

Others: Bridger Pedroza, Skyler Pedroza, Zanna Bruening, Rohan Siddamsethmar, Meghna Kamath, Nethra Suresh, Bob Paxton

6:44 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. She excused Council Member Shelton who was absent tonight.

B. Invocation – *By Council Member Patrick Harris*

Council Member Harris offered the invocation.

C. Pledge of Allegiance – *By Director of City Commerce Brian Preece*

Director Commerce led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. March 21, 2023 City Council Study Meeting Minutes

D.2. March 21, 2023 City Council Meeting Minutes

Council Member McGuire motioned to approve the March 21, 2023 City Council Study Meeting Minutes and the March 21, 2023 City Council Meeting Minutes as published. Council Member Harris seconded the motion; vote was unanimous in favor. Council Member Shelton was absent from the vote.

E. Mayor and Council Reports

Council Member Patrick Harris along with Mayor Ramsey and Council Member Zander went to Washington, D.C. regarding some water projects in the city with a potential for federal funding. They met with Senators Romney and Lee, along with Representative Burgess Owens. Council Member Harris was very impressed by how warm a reception they received as representatives of South Jordan. He also attended the National League of Cities and Towns Conference in Washington, D.C., which gave our city representatives a chance to collaborate together while there.

Council Member Brad Marlor had no Architectural Review Committee meetings since the last council. He has had a few calls from resident in the last few weeks regarding concerns about Airbnb activity in their neighborhoods, even next door. That was disconcerting to him, but those living next door to those rentals didn't know what was acceptable, what any related ordinances might be, and he was able to answer some of those questions. He believes that could be a good topic for our Public Affairs to educate the public on as those continue to grow.

Council Member Tamara Zander noted that she, along with Mayor Ramsey and Council Member Harris were able to attend the conference for the National League of Cities and Towns. There were lots of sponsors related to the event, and she was thrilled to see a local Utah organization included in those sponsors; the Just Serve Organization was one of the major sponsors. She is very thankful for how our state is doing compared to what other states are facing, because of our good leadership. She discussed the conference and what she was able to accomplish and learn while there during the many meetings, classes and events. On March 22 she attended the HTRZ hearing, which was approved with a unanimous vote. Later that same night she attended the Veteran's Appreciation Dinner, hosted by the South Valley Chamber of Commerce's South Jordan Business Committee.

Council Member Jason McGuire attended the HTRZ hearing over Zoom, and thanked all those who helped with that presentation. It will be a great benefit for South Jordan while looking forward to the development of Downtown Daybreak. He filmed a recruitment video for the Arts Council to share on social media. He met with a developer who has some big ambitions for the west side of the city, and he is interested in seeing how things progress. The Art Show goes through end of April at the Gale Center. He also thanked the Public Works team and their snow removal efforts throughout the entire winter, especially this morning.

Mayor Dawn Ramsey discussed the HTRZ hearing and gave a brief review of its history, including all the work it took to bring this about, ending with a unanimous approval from all those involved. Representative Mike Schultz, who is the majority leader of the House, along with Senator Wayne Harper of Taylorsville wrote the HTRZ legislation and were in attendance. There

were also many auxiliary organizations represented there, including Wasatch Front Regional Council. Our city was honored when Representative Schultz said “this project is the best project in the state, and I believe the best in the nation, and it needs to be the model for how things are done;” Senator Harper agreed. She thanked everyone from the staff who worked so hard on this project, it has been a lot of work and she is very grateful for that. Her favorite moment of the National League of Cities and Towns Conference was meeting with the Western Municipal Association, which is comprised of the 17 western states in the US. The municipal leaders from those states came together to talk about issues that are specific to the western 17 states and are different from the rest of the country, especially in regards to water. She felt there was so much value in getting to hear from them regarding their priorities and top concerns, and she came home feeling very grateful and reminded that we are doing well as a state and a community, and that some of the challenges we have aren’t anywhere near the challenges many of those other communities are facing. We have great residents, a strong economy, elected officials with integrity, a very sophisticated staff, and we are in very good shape. She thanked those who traveled to D.C. to represent the city, which helped put us in the best position possible to hope for some of the federal funding that’s available. They have been able to show Senator Romney and Representative Owens the city water projects in person, and the city will continue to work hard. The growth is going to continue in the city, people are going to keep moving here and landowners are going to continue wanting to develop their land, and as they do we need to make sure we have what we need in terms of infrastructure for water, roads, etc. Lastly, she shared a proposal for a new city nickname, SnowJo, to commemorate this year’s abundant snowfall.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Bob Paxton (Resident) – Mayor and Council thank you, it sounds like that trip back east was very worthwhile, and good; it is nice to be well represented. Just by information, I skied at Alta a week ago Saturday, so 10 days ago, it has snowed 112 inches since that period of time. Of course, now we can’t get up the canyon, and that’s the problem. I have a question, I am excited to learn a little bit tonight about the water recycling. Where I grew up in California as a kid they were doing water recycling in our community 60 years ago. What I want to now, and I assume Director of Public Works Jason Rasmussen will probably go through this, the cost of the plant and the infrastructure, where the water will go and if it will be incorporated into the culinary system, canal system, or for city use only. Also, what the cost benefit will be, but that cost benefit probably doesn’t matter that much because we need water; even if it costs us something, we definitely need water.

Council Member Harris also acknowledged a text he received previously from Mr. Paxton, and noted that those questions will be addressed later on in the meeting.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items

G.1. Proclamation in recognition of Child Abuse Prevention Month (*By Mayor Dawn Ramsey*)

Mayor Ramsey read the Proclamation recognizing Child Abuse Prevention Month.

G.2. Proclamation Arbor Day 2023 (*By Mayor Dawn Ramsey*)

Mayor Ramsey read the Proclamation regarding Arbor Day 2023.

Director of Public Works Jason Rasmussen shared some statistics in relation to South Jordan being designated as a “Tree City USA.” South Jordan has been a member of Tree City USA since 2009, and we have almost 8500 city-owned and maintained trees. Throughout the city, most of them are in park and city properties, and arterial and collector street park strips. Our Urban Forester, Kevin Ball, is not here tonight, but he is very passionate and knowledgeable about trees. He has a goal to get that number up to 10,000 city-owned trees over the next five years. We also have a dedicated Urban Forestry crew that manages our trees and open spaces, they do a great job.

G.3. South Jordan Youth Council (*By Youth Council Mayor Nethra Suresh*)

Youth Council Mayor Nethra Suresh reviewed a prepared presentation (Attachment A) sharing what the youth council has accomplished this year.

H. Action Items

H.1. Resolution R2023-14, Approving the potential Bureau of Reclamation grant match commitment for funding opportunity. RCV (*By Director of Public Works Jason Rasmussen*)

Director of Public Works Jason Rasmussen reviewed background information from the Council Report and reviewed his prepared presentation (Attachment B).

Council Member Harris reviewed some questions received prior to the meeting regarding the costs and noted that those were answered in the presentation. He then asked staff to address where the water will go.

Director Rasmussen responded that the goal is to get this approved for culinary water use.

Council Member Harris asked staff to address the cost benefit to the residents.

Director Rasmussen said the reason for this is to ensure an adequate water supply for the future.

Mayor Ramsey added that the legislature, this year, passed legislation regarding water reuse. It was noted that it was wanted in Washington County, it was not wanted in the Great Salt Lake Feeder area. However, this project is so beneficial and not damaging to the Great Salt Lake that

this was not included in that legislation. This project is allowed to go forth because of the collaborative work that has been done.

Council Member Zander motioned to approve Resolution R2023-14, Approving the potential Bureau of Reclamation grant match commitment for the stated funding opportunity. Council Member McGuire seconded the motion; Roll Call Vote was 4-0, unanimous in favor. Council Member Shelton was absent from the vote.

H.2. Resolution R2023-16, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas. *(By Fire Chief Chris Dawson)*

Fire Chief Chris Dawson reviewed background information from the Council Report and noted that there are no changes in the map from last year. He also added that with the wet spring expected this year, there will be large growth and more fuel to burn unfortunately.

Council Member McGuire motioned to approve Resolution R2023-16, Prohibiting the use of ignition sources as stated above. Council Member Marlor seconded the motion; vote was unanimous in favor. Council Member Shelton was absent from the vote.

H.3. Resolution R2023-20, Authorizing the City Manager to enter into encroachment agreements for certain limited structures on the City's Property maintained for flood channels along Midas Creek. *(By City Engineer/Director of Engineering Brad Klavano)*

Director of Engineering Brad Klavano reviewed background information and maps from the City Council Report.

Council Member Zander asked if the current property lines are the same historically, or if they had changed at some point in time.

Director Klavano said these are the same property lines that were originally platted.

Council Member Harris asked about any liability on the city property.

City Attorney Ryan Loose responded that the encroachment agreement releases the city from any possible liability. Regarding third party liability, that's included in the indemnification and hold harmless provisions of the agreement.

Council Member Marlor asked about the distance between the fences and the canal, and if there is enough room to get through for repairs and work if there were to be an issue; especially if those residents choose to build out any further.

Director Rasmussen responded that the area being discussed isn't really a concern in terms of getting any equipment in, it's really the areas further east in Riverton where that is a serious concern.

Council Member Zander asked about fence lines that go right up to the trail, noting that parts of the city have easement restrictions where there are sidewalks and trails. She is worried about these fences getting too close to the trails and impeding on those moving along those spaces.

Director Klavano responded that this trail section is built at 15 feet wide, it's larger than a sidewalk.

Council Member Zander asked if the city will be allowing these residents to put their fences within inches of the trail, or if there will be a required buffer.

Director Klavano responded that there will be a buffer required off the asphalt.

Council Member Marlor motioned to approve Resolution R2023-20, Authorizing the City Manager to enter into encroachment agreements as stated above. Council Member Zander seconded the motion; vote was unanimous in favor. Council Member Shelton was absent from the vote.

Mayor Ramsey temporarily left the meeting.

Council Member Marlor nominated Council Member Zander to serve as Mayor Pro Tempore during Mayor Ramsey's temporary absence. Council Member McGuire seconded the motion; vote was unanimous in favor. Council Member Shelton was absent from the vote.

H.4. Resolution R2023-21, Adopting revised Citywide Policies 200-01 through 200-14 regarding Fringe Benefits. (By CFO Sunil Naidu)

CFO Sunil Naidu reviewed background information from the Council Report.

Council Member Marlor asked which section had the biggest change.

CFO Naidu responded that one example was the moving expenses, the ability to hire someone as senior staff and help move them here by reimbursing them for their moving expenses. This option was frozen by congress in 2017, and required those reimbursements to be taxable until December of 2025.

Council Member McGuire motioned to approve Resolution R2023-21, Adopting revised Citywide Policies as stated above. Seconded by Council Member Harris. Roll Call Vote was 4-0, unanimous in favor; Council Member Shelton was absent from the vote.

H.5. Resolution R2023-15, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2023 and ending June 30, 2024. RCV (By CFO Sunil Naidu)

CFO Sunil Naidu reviewed background information from the Council Report and his prepared presentation (Attachment C). May 2, 2023 is the tentatively scheduled public hearing for this budget.

Council Member McGuire asked for more details on the Parks Section, specifically regarding the absence of an Urban Forestry Open Space Coordinator.

Director Rasmussen responded that they do, his name is Kevin Ball as mentioned earlier in the meeting; he thinks that may just be a mistake of omission, a typo.

Council Member Harris asked regarding the jump in cost for the city fleet, and if we are still changing vehicles at the same intervals.

Director Rasmussen responded it's due to the rising cost of vehicles, fuel and parts.

Council Member Harris acknowledged the large amounts of grants our city has received, and how hard those in the city have worked to get those various funds, especially the mayor. These grants don't come automatically, they are applied and fought for by elected officials and staff, allowing the city to keep taxes lower than surrounding communities.

Attorney Loose added that those grant numbers don't include things like betterments on Bangerter Highway where agreements are reached with government entities and the city offers additional services or planning that lowers our costs significantly.

Mayor Ramsey returned to the meeting and resumed her position as Mayor.

Council Member Zander said the way the city is able to support all the services available, while having the fourth lowest municipal tax rate in Salt Lake County, is those grants and other work being done to help lower costs.

Council Member Harris motioned to approve Resolution R2023-15, Adopting a Tentative Budget as stated above. Council Member Marlor seconded the motion.

Council Member McGuire noted that his question regarding a position in the Parks Department had been resolved, the position had been retitled and they were able to find it in the appropriate spot.

Roll Call Vote was 4-0, unanimous in favor. Council Member Shelton was absent from the vote.

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

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

H.6. Resolution RDA 2023-01, Adopting a tentative budget for the fiscal year 2023-24. RCV (By CFO Sunil Naidu)

CFO Sunil Naidu reviewed background information from the City Council Report.

Board Member McGuire motioned to approve Resolution RDA 2023-01, Adopting a tentative budget as stated above. Board Member Harris seconded the motion. Roll Call Vote was 4-0, unanimous in favor; Board Member Shelton was absent from the vote.

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

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

I. Staff Reports and Calendaring Items

Deputy City Manager Lewis shared that they have been unable to schedule a Grand Marshall for the Summerfest Parade and asked for any last minute suggestions to be shared with him in the very near future.

Attorney Loose shared that Council Members Harris and Zander did an excellent job representing the city when they, along with himself and Mayor Ramsey, met with the representatives in Washington last Tuesday.

Mayor Ramsey said they invited Senator Lee and his team to come visit the city and see what's in the works if possible in the near future.

Council Member Harris motioned to adjourn the City Council meeting. Council Member Marlor seconded the motion; vote was unanimous in favor. Council Member Shelton was absent from the vote.

ADJOURNMENT

The April 4, 2023 Combined City Council and Redevelopment Agency Meeting adjourned at 8:38 p.m.

This is a true and correct copy of the April 4, 2023 City Council Meeting Minutes, which were approved on April 18, 2023.

Anna Crockett

South Jordan City Recorder

South Jordan Youth Council

2022-2023

Stats

- 28 active members
- 13 seniors
- 5 juniors
- 10 sophomores



Total Volunteer Time

Examples of Service Activities



Volunteering at the Gale Center



Light the Night

- Veterans Breakfast
- Races
- Summerfest
- Art Competitions

Events Attended



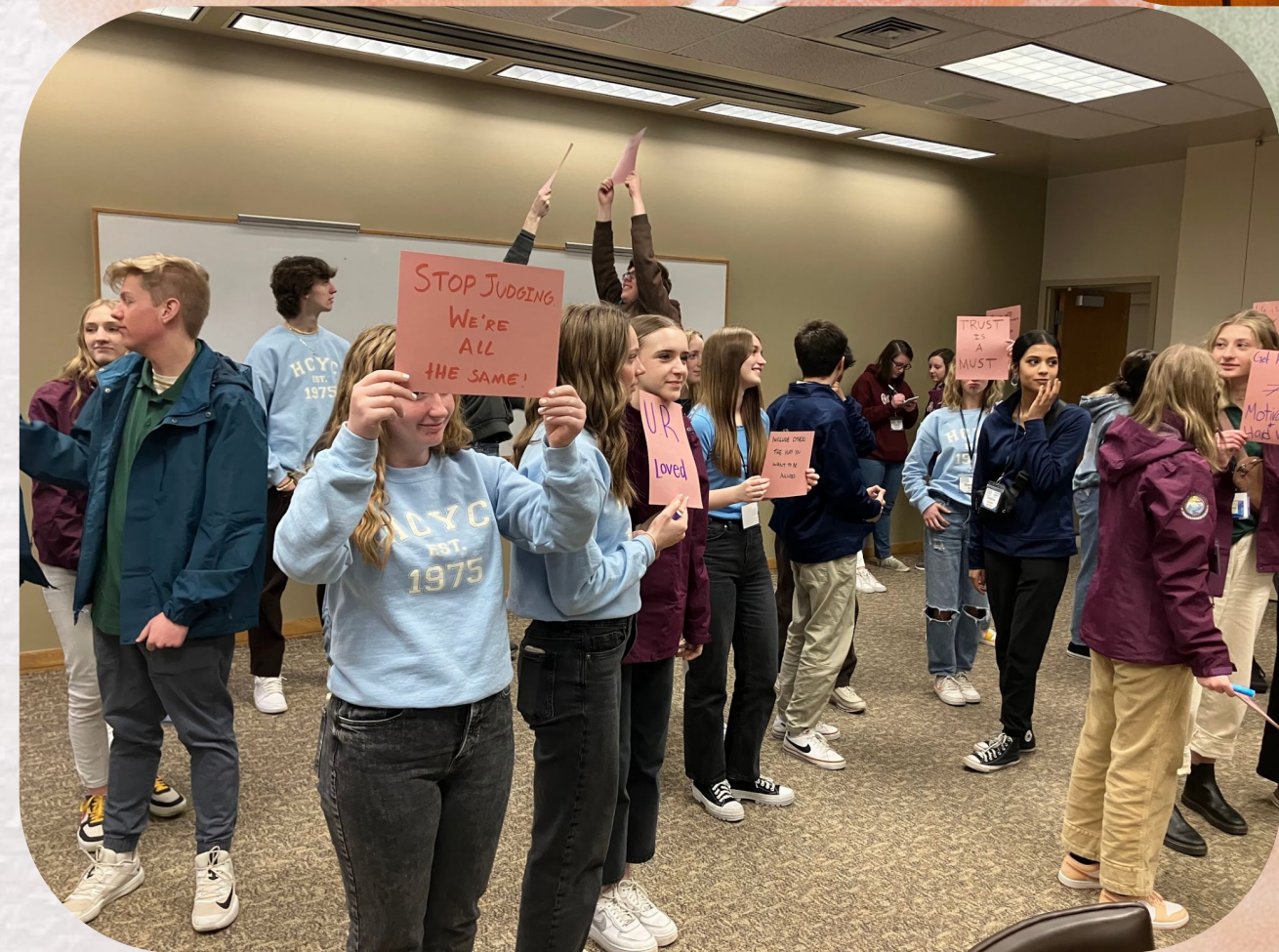
State Legislator's Day

USU Leadership Conference



Communication

- Focus groups
- Listening to Congressman Burgess Owens and all our municipal speakers
- Going to state leadership conferences and presentations





What have we learned

Adjusting to life after COVID



How Our Government Works



Leadership Skills







Thank you!

R2023-14

US Bureau of Reclamation Grant Match Commitment

CITY COUNCIL MEETING – APRIL 4, 2023

PureSoJo

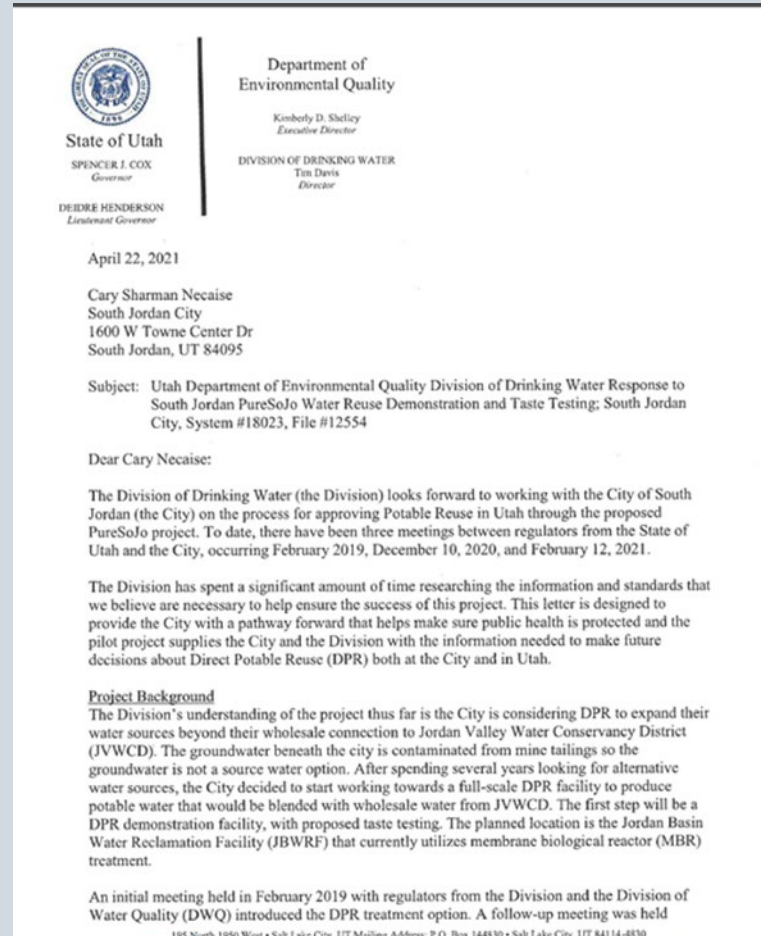
- Nearing completion of 1st year of operation & water testing
- Quarterly meeting with State Officials
- Tours to water groups and officials



PureSoJo

Next Steps:

- Reuse Authorization Contract
- Construction Permit from DWQ
- Operating Permit from Water Quality Board
- Application for Water Reuse – State Engineer
- Water Right Change Application – State Engineer
- Final DPR/IPR Regulations – Division of Drinking Water



R2023-14

US Bureau of Reclamation Grant Opportunity

- Grant Funding Purpose:
 - Water Feasibility Study
 - Environmental Impact (GSL)
 - 30% design of full-scale advanced water treatment facility



— BUREAU OF —
RECLAMATION

WaterSMART: Water Recycling and Desalination Planning

Funding Opportunity Information and Program
Eligibility

R2023-14

Feasibility Study, GSL Impact Study, 30% Design
Cost = \$1,487,808

- 50% Cost Share
 - \$743,904 – City
 - \$743,904 – U.S. Bureau of Reclamation

- PureSoJo Project Funding Balance (State appropriations & Grants)
 - **\$1,607,677**



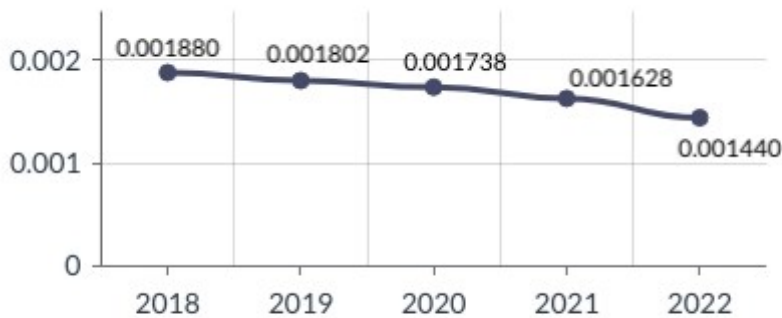
R2023-14

Questions?

FY 2023-2024 Budget Highlights



Historical Tax Rates



General Fund Employee Costs vs Operating Costs



New FTE's

Info Services	Cybersecurity System Administrator
Facilities	Custodian (upgraded from PT)
Engineering	Customer Service Assistant (upgraded from PT)
Police	Police Officer (3) Police Lieutenant
IFT	Paramedic (6)

Total General Fund FTE's	382
Total Other Fund FTE's	57

Fund Balance

The 2021 legislative session increased the reserve fund balance from 25% to 35%. The reserve fund balance for FY 2022-2023 is estimated to be at 28.7%. This budget does not allocate any fund towards fund balance. The City's goal is to continue to build its reserve to the 35% maximum.

Employee Benefits

There are no changes to Insurance, Retirement and Workers Comp benefits for this fiscal year.





Debt Service

Debts Remaining

Bond	Maturity Date	Outstanding Balance
2017 Water Revenue Bonds	2024	\$2,170,000
2015 RDA Sales Tax & Tax Increment Revenue Bonds	2032	\$8,845,000
2016 Special Assessment	2037	\$24,225,000
2017 Sales Tax Bonds	2040	\$17,515,000
2019 Sales Tax Bonds	2040	\$12,545,000

Increase in Operations Funding

Department	Base	Increase	% Increase
Facilities	\$606,591	\$39,500	6%
Recreation	\$647,628	\$33,000	5%
Seniors	\$60,060	\$11,700	16%
Human Resources	\$267,709	\$5,933	2%
Info Services	\$813,718	\$45,140	5%
Police	\$952,193	\$56,914	6%
Fire	\$885,068	\$57,854	6%
Cemetery	\$67,127	\$1,000	1%
Parks	\$1,126,306	\$71,299	6%
Streets	\$481,046	\$8,000	2%
Streetlighting	\$178,953	\$20,250	10%
Fleet	\$663,316	\$235,463	26%

New This Year

- IFT Fund
- Self Insurance Fund



Awarded Grants

State Grants Received 2017-2023	\$21,719,601
State Legislative Appropriation 2017-2023	\$15,800,000
Federal Grants Received 2017-2023	\$3,892,514



SOUTH JORDAN
UTAH

Approved Capital Projects

By Funding Source

Park Projects	\$302,000 \$450,000	Park Impact Fees General Fund
Road Projects	\$3,638,634 \$2,224,830 \$1,020,000 \$250,000 \$150,000	Class C Funds Transportation Tax General Fund CDA Fund Road Impact Fees
Facilities Projects	\$170,000	General Fund
IT Projects	\$170,000	General Fund
Water Projects	\$5,290,000	Water Fund
Mulligans Projects	\$50,000	Mulligans Fund
Storm Drain Projects	\$50,000 \$910,000 \$1,000,000	General Fund Storm Drain Fund CDA Fund
Fleet	\$1,355,000 \$970,000	General Fund Water \$375,000 \$2,963,000 Storm Drain Public Safety Lease